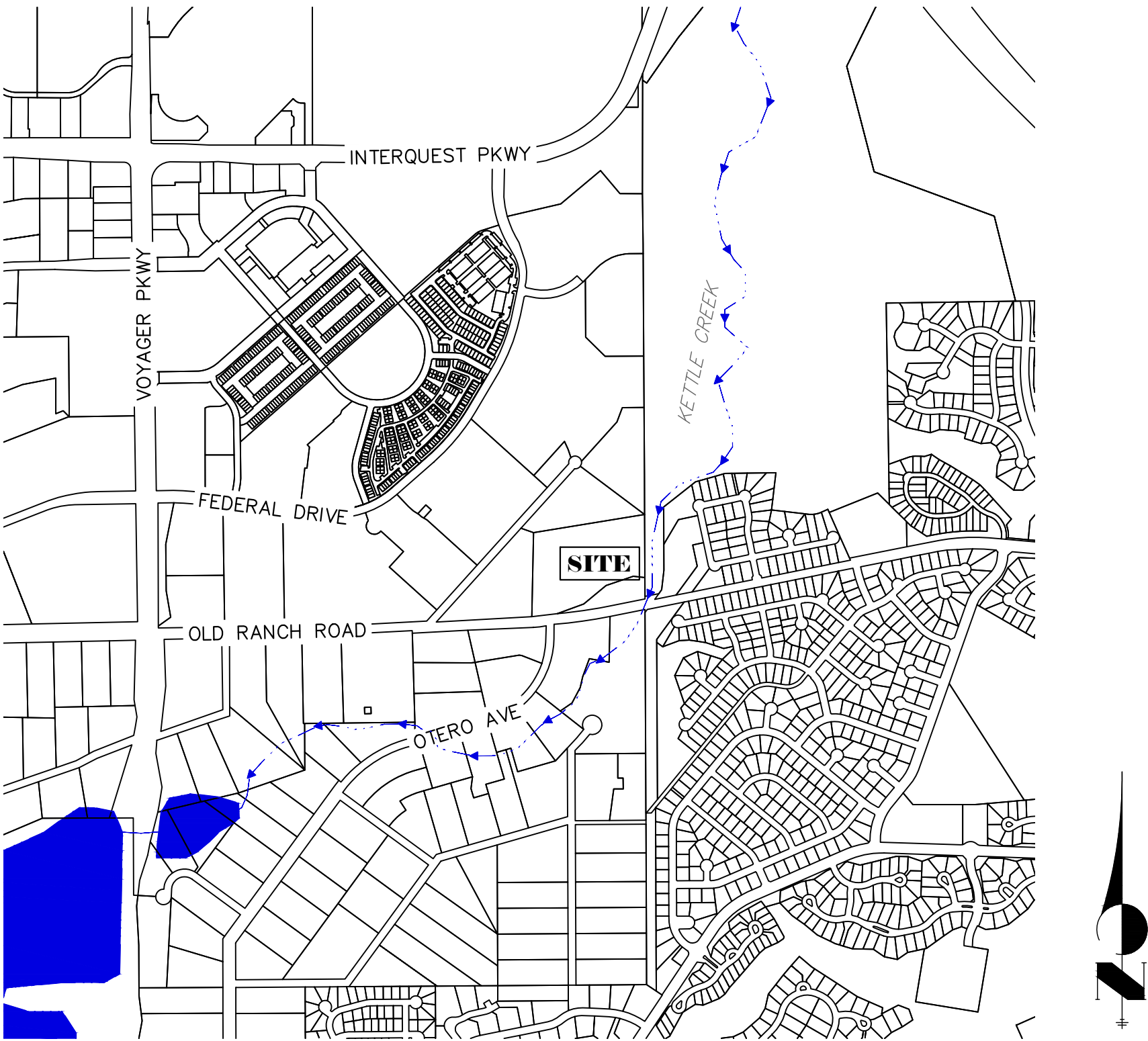


COTTAGES AT KETTLE CREEK
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO
PUBLIC STREET IMPROVEMENTS



VICINITY MAP
SCALE: 1"=1,000'

SHEET INDEX

Table with 2 columns: Sheet Number, Description. Rows include Cover, Legend and Notes, Typical X-Sections, Demolition, Plan and Profile, Signage and Striping, and Total Sheets.

Table with 5 columns: Item, Unit, Quantity, Cost, Total. Rows include Turn Lane, Subtotal, 20% Contingency, and Grand Total.

CONTACTS:

Table with 2 columns: Role, Contact Information. Rows include Owner, Developer, Engineer, Surveyor, City of Colorado Springs, Water & Sewer, Gas, Electric, and Fire Protection.

BASIS OF BEARINGS:

TO BE PROVIDED WITH SUBSEQUENT SUBMITTAL PRIOR TO APPROVAL.

BENCHMARK:

TO BE PROVIDED WITH SUBSEQUENT SUBMITTAL PRIOR TO APPROVAL.

EL PASO COUNTY STATEMENT

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
FILE IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.
IN ACCORDANCE WITH EGM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THESE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.
JOSHUA PALMER, P.E. DATE
COUNTY ENGINEER/ECM ADMINISTRATOR
DESIGN: NQJ
REVIEW: REB
DATE: 04/01/2025
H-Scale: 1" = 30'
V-Scale: N/A
SHEET
01 OF 8

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF ALL TERRAIN ENGINEERING
NICHOLAS Q. JOKERST, P.E. DATE
COLORADO P.E. 59273
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING LLC

DESIGN DATA

SIDEWALKS: WIDTH: ROW WIDTH:
LOCATION: ATTACHED: FL-FL:
DETACHED:
DESIGN SPEED: THICKNESS:
CURB TYPE: COMPOSITE SECTION:
HMA: BASE COURSE:

STREET DESIGN FOR CITY ENGINEERING

UTILITY GRADE REVIEW: DATE:
CURB AND GUTTER REVIEW: DATE:
CURB AND GUTTER REVIEW: DATE:
DRAINAGE DESIGN: DATE:

UTILITY GRADE REVIEW

CENTERLINE LINE AND GRADE IS REVIEWED FOR CONFORMANCE TO STANDARDS TO ALLOW FOR THE DESIGN AND CONSTRUCTION OF UTILITY MAINS, DRAINAGE FACILITIES DESIGN HAS BEEN CHECKED BY THE DESIGN ENGINEER TO AVOID CONFLICTS WITH UTILITY MAINS. THIS IS NOT A CURB & GUTTER REVIEW AND THE DEVELOPER WILL BE RESPONSIBLE FOR ANY COST DUE TO DESIGN CHANGES PRIOR TO CURB & GUTTER REVIEW. THIS REVIEW EXPIRES IN 180 DAYS.

CITY STATEMENT

THE CITY OF COLORADO SPRINGS RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN. THE CITY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. RESUBMITTAL REQUIRED IF CONSTRUCTION HAS NOT COMMENCED WITHIN 180 DAYS AFTER REVIEW DATE.



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

PLANOMETRICS

EXISTING

PROPOSED

SECTION LINE

RIGHT-OF-WAY

PARCEL LINE

EASEMENT LINE

BOUNDARY LINE

CENTER LINE

CONSTRUCTION

EXISTING

PROPOSED

C&G

EDGE OF ASPHALT

CONCRETE

SIDE WALK

CROSS PAN

PARKING LOT STRIPING

ROADWAY STRIPING - DHASED

ROADWAY STRIPING - DOTTED

GUARDRAIL

FENCE

SOUNDWALL

DEMO

GRAVEL

RIPRAP

DIRT

TRAIL/PATH

RAIL LINE

GRADING

EXISTING

PROPOSED

CONTOUR INTERMEDIATE

CONTOUR INDEX

TOP OF SLOPE

TOE OF SLOPE

CUT/FILL BOUNDARY

LIMITS OF GRADING

LIMITS OF DISTURBANCE

UTILITIES

EXISTING

PROPOSED

SANITARY SEWER

SANITARY SEWER SERVICE

POTABLE WATER MAIN

POTABLE WATER SERVICE

RAW WATER MAIN

IRRIGATION MAIN

SANITARY FORCE MAIN

UNDER-DRAIN

GAS PIPE

HIGH PRESSURE GAS

OIL/PETROLEUM LINE

UNDER-GROUND

OVER-HEAD ELECTRIC

FIBER OPTIC

COMMUNICATION LINES MISC.

STORM PIPE

HGL MINOR

HGL MAJOR

DRAINAGE

EXISTING

PROPOSED

BASE FLOOD ELEVATION

100-YR FLOOD PLAIN

500-YR FLOOD PLAIN

FLOODWAY

SWALE/DITCH

THALWEG (STREAM/CREEK)

LIMITS OF WETLANDS

EDGE OF WATER

SILT FENCE

CONSTRUCTION FENCE/MARKERS

UTILITY SYMBOLS

EXISTING

PROPOSED

STORM SEWER

MANHOLE

STORM INLET

AREA INLET - SQUARE

AREA INLET - ROUND

FLARED END SECTION

TRAFFIC

EXISTING

PROPOSED

TRAFFIC SIGNAL BOX

TRAFFIC SIGNAL POLE

SIGN

STREET LIGHT

STREET LIGHT - SINGLE

STREET LIGHT - DOUBLE

LUMINAIRE

LANDSCAPE

EXISTING

PROPOSED

TREE - CONIFEROUS

TREE - DECIDUOUS

SHRUB/BUSH

SHRUBS AND BUSHES

IRRIGATION BOX

IRRIGATION SPRINKLER

IRRIGATION VALVE

BOLLARD

FLAGPOLE

UTILITY SYMBOLS

EXISTING

PROPOSED

SANITARY

LINE MARKER

SERVICE MARKER

CLEAN-OUT

MANHOLE

WATER

LINE MARKER

SERVICE MARKER

FIRE HYDRANT

FIRE CONNECTION

MANHOLE

BEND

BLOW-OFF VALVE

WELL

METER

VALVE

REDUCER

THRUST BLOCK

CROSS

PLUG W/ THRUST BLOCK

TEE

REVERSE ANCHOR

ANODE

AIR & VACUUM VALVE ASSEMBLY

GAS

MARKER

SERVICE MARKER

METER

DRY UTILITIES

CABLE TV MARKER

CABLE TELEVISION PEDESTAL

ELECTRIC MARKER

ELECTRIC SERVICE MARKER

ELECTRICAL PEDESTAL

ELECTRICAL METER

ELECTRICAL MANHOLE

FIBER-OPTIC MARKER

IRRIGATION PEDESTAL

TELEPHONE MARKER

TELEPHONE PEDESTAL

TELEPHONE MANHOLE

UTILITY POLE

GUY ANCHOR

GUY POLE

MISC. UTILITIES

VENT PIPE

TEST HOLE DESIGNATOR

GENERAL CONSTRUCTION NOTES:

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE SITE WORK STANDARDS AND SPECIFICATIONS AND THE STANDARDS AND SPECIFICATIONS SET FORTH CITY OF COLORADO SPRINGS SUBDIVISION POLICY MANUAL AND STANDARD SPECIFICATIONS, AND APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY.

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

3. THE CONTRACTOR SHALL SECURE ALL APPLICABLE LICENSES AND PERMITS TO COMPLETE THE CONSTRUCTION IN COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATION

4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY OF COLORADO SPRINGS AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH THE MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING CONC. BARRIER ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.

5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ALL PERMITS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED THAT COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND THE CITY OF COLORADO SPRINGS INSPECTOR IMMEDIATELY.

8. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.

9. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH M.U.T.C.D. TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (CITY, COUNTY, OR STATE) FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.

10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED, UNLESS SPECIFICALLY NOTED OTHERWISE.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.

12. HE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, WHICH SHALL BE AVAILABLE TO THE CITY OF COLORADO SPRINGS AT ALL TIMES.

13. THE CONTRACTOR SHALL SEQUENCE THE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, WATERLINES AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF STORM SEWER AND DRY UTILITIES.

14. NO SITE-RELATED IMPROVEMENTS MAY COMMENCE UNTIL A PRE-CONSTRUCTION MEETING IS HELD WITH THE CITY OF COLORADO SPRINGS AND ALL APPLICABLE PERMITS ARE OBTAINED.

15. CONTRACTOR IS TO OBTAIN COPIES OF THE SOILS REPORT FROM THE GEOTECHNICAL ENGINEER AND A COPY IS TO BE KEPT ONSITE DURING ALL EARTH WORK OPERATIONS.

16. ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER CITY SPECIFICATIONS, AND GEOTECHNICAL ENGINEERS RECOMMENDATIONS.

17. CONCRETE USED IN CURB AND GUTTER, SIDEWALK, AND CROSSPAN CONSTRUCTION SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.

18. PEDESTRIAN RAMPS SHALL BE INSTALLED AT ALL INTERSECTIONS AND CONFORM TO THE CITY OF COLORADO SPRINGS ENGINEERING DIVISION, STANDARDS AND SPECIFICATIONS.

SIGNAGE & STRIPING GENERAL NOTES:

1. THE INSTALLATION OF ALL STRIPING, SIGNS AND PAVEMENT MARKERS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVAL OF EXISTING PAVEMENT MARKINGS (SCARRING OF PAVEMENT IS NOT PERMITTED). AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR OVERLAYING OR CHIP SEALING ROADWAY, IF SCARRING OCCURS DURING REMOVAL OF EXISTING OR TEMPORARY PAVEMENT MARKINGS. THE CITY TRAFFIC ENGINEER WILL DETERMINE METHOD OF PAVEMENT REPAIR.

4. ALL STRIPING AND SIGNING SHALL CONFORM TO THE MOST RECENT ADOPTED EDITION OF THE FOLLOWING MANUALS AND THEIR SUPPLEMENTAL AMENDMENTS:

4.1. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)

4.2. CITY OF COLORADO SPRINGS SIGNAGE AND PAVEMENT MARKING GUIDELINES

4.3. CITY OF COLORADO SPRINGS STANDARDS SPECIFICATIONS

4.4. CITY OF COLORADO SPRINGS PUBLIC WORKS DESIGN MANUAL

5. ALL SIGNING AND STRIPING IS SUBJECT TO THE APPROVAL OF THE CITY TRAFFIC ENGINEER PRIOR TO INSTALLATION AND/OR REMOVAL.

6. CONTRACTOR SHALL REMOVE ALL CONFLICTING STRIPING, PAVEMENT MARKING AND LEGENDS BY HYDROBLASTING, SANDBLASTING AND/OR GRINDING. ANY DEBRIS SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.

7. SIGN POSTS SHALL BE INSTALLED WITH A MINIMUM OF 1 3/4" X 1 3/4" X 10' SQUARE PERFORATED STEEL SQUARE TUBING WITH A 2" X 2" X 3" SLEEVE OR A 2" X 2" X 10" SQUARE TUBING PER CITY OF COLORADO SPRINGS STANDARDS. STREET NAME SIGNS MEASURING 9" OR TALLER SHALL BE MOUNTED ON A 2" X 2" X 10' SQUARE PERFORATED STEEL TUBING WITH SLEEVE PER CITY OF COLORADO SPRINGS STANDARD.

8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM OF HIGH INTENSITY GRADE SHEETING.

9. ANY DEVIATION FROM THE SIGNAGE AND PAVEMENT MARKING PLANS SHALL BE APPROVED BY THE ENGINEER OF WORK AND THE CITY TRAFFIC ENGINEER PRIOR TO ANY CHANGES BEING MADE IN THE FIELD.

10. ALL SIGNS SHOWN ON THE SIGNAGE AND PAVEMENT MARKING PLANS SHALL BE NEW SIGNS PROVIDED AND INSTALLED BY THE CONTRACTOR, EXCEPT FOR EXISTING SIGNS SPECIFICALLY INDICATED TO BE RESTED, RELOCATED OR TO REMAIN.

11. STRIPED CROSSWALKS SHALL HAVE AN INSIDE DIMENSION 10 FEET AND CONTINENTAL CROSSWALKS SHALL HAVE MINIMUM LENGTH OF 6 FEET AND MAXIMUM LENGTH OF 10 FEET PER SET REQUIREMENTS UNLESS INDICATED OTHERWISE.

12. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS (EXCEPT WITHIN BIKE LANES) SHALL BE A MINIMUM OF 90 MIL THICKNESS THERMOPLASTIC OR PERFORM PLASTIC TAPE.

13. ALL LONGITUDINAL LINES HALL BE A MINIMUM OF 15 MIL THICKNESS EPOXY.

14. CONTRACTOR TO DELIVER TALL REMOVED SIGN TO THE CITY OF COLORADO SPRINGS SIGNS/MARKINGS SHOP AT 404 FONTANERO STREET, (719) 385-6721.

15. CONTRACTOR SHALL NOTIFY CTY TRAFFIC ENGINEER AT (719) 385-5908 A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO AND UPON COMPLETION OF SIGNAGE AND PAVEMENT MARKINGS INSTALLED.

TRAFFIC ENGINEERING GENERAL NOTES:

1. BEFORE EXCAVATING, CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITIES.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MONUMENTATION AND/OR BENCHMARKS WHICH WILL BE DISTURBED OR DESTROYED BY CONSTRUCTION. SUCH POINTS SHALL BE REFERENCED AND REPLACED WITH APPROPRIATE MONUMENTATION BY A REGISTERED CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING.

3. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED BY CITY ENGINEERING INSPECTIONS.

4. THE APPROVAL OF THESE PLANS OR ISSUANCE OF A PERMIT BY THE CITY OF COLORADO SPRINGS DOES NOT AUTHORIZE THE SUB DIVIDER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS OR POLICIES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NEW , TEMPORARY AND EXISTING TRAFFIC SIGNS FROM THE START OF THE CONSTRUCTION PROJECT UNTIL ACCEPTANCE BY CITY TRAFFIC ENGINEERING.

6. ALL TRAFFIC SIGNS, PAVEMENT MARKINGS, AND TRAFFIC SIGNALS SHALL MEET OR EXCEED MUTCD STANDARDS.

7. THE CONTRACTOR SHALL NOT REMOVE ANY EXISTING SIGNS, PAVEMENT MARKING OR TRAFFIC SIGNALS DURING THE PROJECT WITHOUT SIGNED AUTHORIZATION FROM CITY TRAFFIC ENGINEERING INSPECTOR ASSIGNED TO THE PROJECT.

8. CONTRACTOR SHALL PREPARE A DETAILED TRAFFIC CONTROL PLAN, SUBMIT TO CITY TRAFFIC ENGINEER FOR APPROVAL AND OBTAIN APPROPRIATE PERMITS IN ACCORDANCE WITH THE "TRAFFIC CONTROLS FOR STREET CONSTRUCTION, UTILITY WORK AND MAINTENANCE OPERATIONS," MUTCD SUPPLEMENT FOR THE CITY OF COLORADO SPRINGS.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NEW, TEMPORARY AND EXISTING TRAFFIC SIGNAL MODIFICATIONS.

STREET IMPROVEMENT NOTES

1. CONTRACTOR TO COORDINATE STREET IMPROVEMENTS WITH UTILITY WORK TO AVOID PATCHING IN NEW PAVEMENT. DEMOLITION REQUIRED FOR PROPOSED UTILITY CONSTRUCTION IS NOT FULLY SHOWN ON THESE PLANS.

2. CONTRACTOR TO SET ALL MH COVERS AND VALVE BOXES TO FINISHED SURFACE PER CITY SPECIFICATIONS.

3. PRIVATE STREET IMPROVEMENTS ARE SHOWN FOR INFORMATION ONLY. SEE SEPARATE ON-SITE PRIVATE IMPROVEMENT PLANS BY ALL TERRAIN ENGINEERING.

4. PROFILE SHOWN IS A BEST FIT PROFILE OF THE EXISTING ROADWAY SURFACE. PER RECENT SURVEY DATA. CONTRACTOR TO VERIFY FIELD CONDITIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

5. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGMEN, LIGHTS, ETC.) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION AND THE GOVERNING JURISDICTION'S STANDARDS AND SPECIFICATIONS AS REQUIRED FOR THE WORK.

6. CONTRACTOR SHALL OBTAIN ALL PERMITS AND LICENSES REQUIRED FOR DEMOLITION OF WORK SHOWN.

7. CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, FEATURES, IMPROVEMENTS, AND UTILITIES (OVERHEAD OR UNDERGROUND) AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ALL RESULTANT COSTS DUE TO SUCH DAMAGES.

8. PAVEMENT DESIGN AND REPLACEMENT SHALL MEET OR EXCEED CITY OF COLORADO SPRINGS & EL PASO COUNTY STANDARDS AND SPECIFICATIONS.

9. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE APPROVED GEOLOGIC HAZARD STUDY REPORT.

811

Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

PREPARED FOR:

GOODWIN KNIGHT
8605 EXPLORER DRIVE, SUITE 250
COLORADO SPRINGS, CO 80920
ATTN: DAVE MORRISON
(719) 598-5190
DMORRISON@GOODWINKNIGHT.COM

UNTIL SUCH TIME AS THESE
DRAWINGS ARE APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, ALL TERRAIN
ENGINEERING APPROVES THEIR
USE ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

JOB NO: 24026

LOCATION: COS

DATE

REV

DESCRIPTION

COTTAGES AT KETTLE CREEK

LEGEND

DESIGN: REB

REVIEW: REB

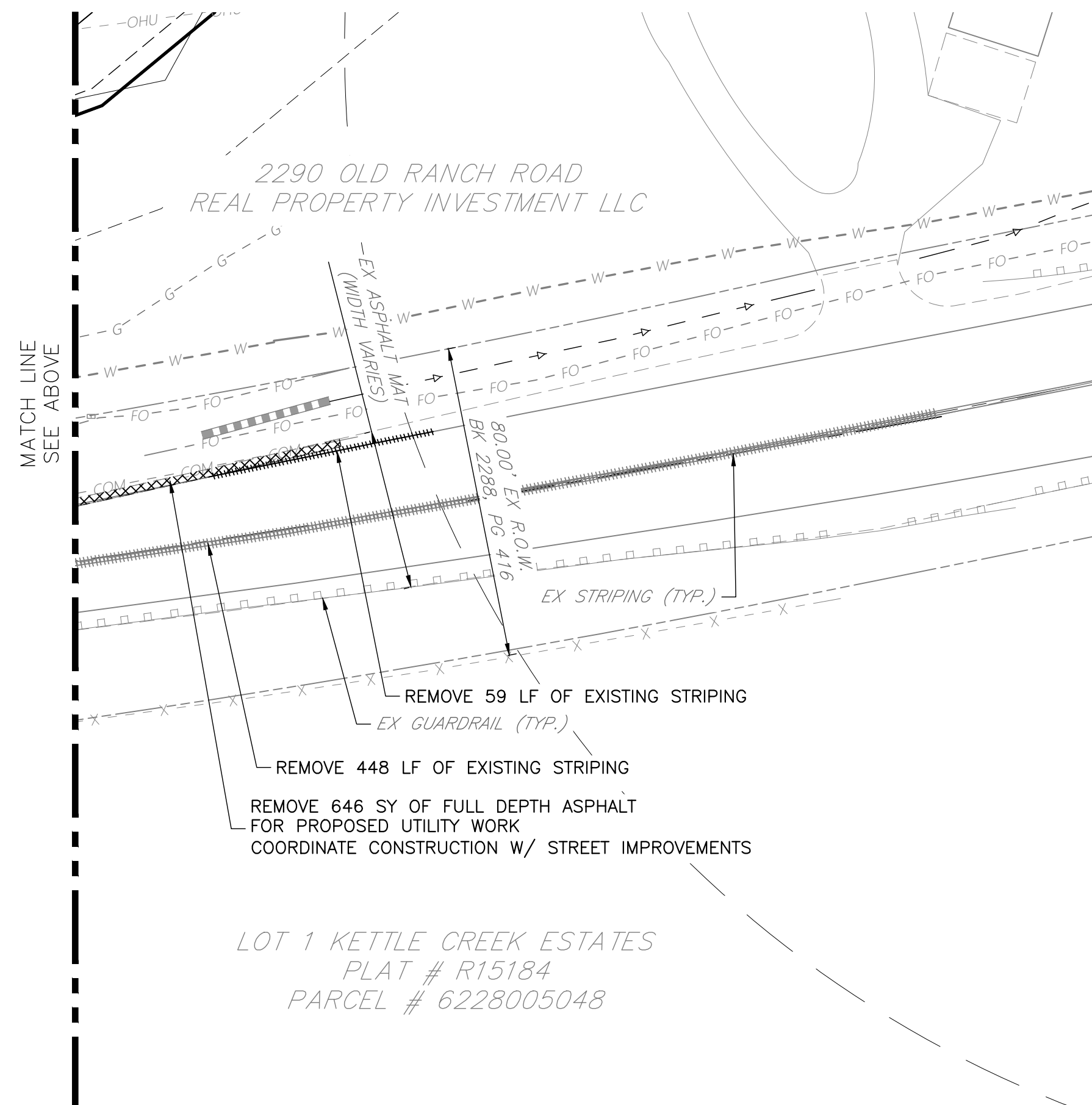
DATE: 04/01/2025

H-SCALE: N/A

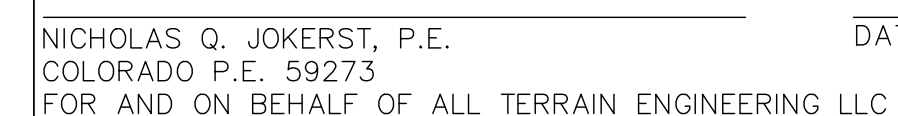
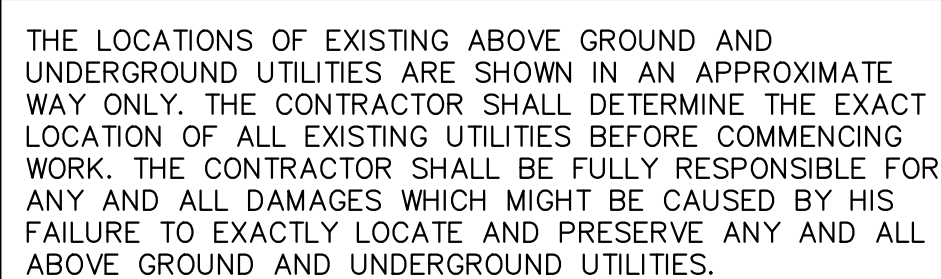
V-SCALE: N/A

SHEET

02 OF 8



1. CONTRACTOR TO COORDINATE STREET IMPROVEMENTS WITH UTILITY WORK TO AVOID PATCHING IN NEW PAVEMENT. DEMOLITION REQUIRED FOR PROPOSED UTILITY CONSTRUCTION IS NOT FULLY SHOWN ON THESE PLANS.
2. NOT ALL REMOVALS WARRANTED FOR SITE CONSTRUCTION MAY BE SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ALL REMOVALS AND/OR RELOCATIONS REQUIRED FOR THE PROJECT CONSTRUCTION. ALL QUESTIONS REGARDING DEMOLITION SHALL BE SUBMITTED TO THE OWNER IN WRITING PRIOR TO BID.
3. ALL DEMOLITION, REMOVAL, DISBURSAL AND ABANDONMENT OF UTILITIES, STRUCTURES, SITE IMPROVEMENTS, SITE FURNISHINGS SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS, ALL DRAINAGE AND IRRIGATION SYSTEMS (IF ANY) WITHIN THE PROJECT LIMITS SHALL BE RESET AND REPAIRED TO EXISTING CONDITIONS OR BETTER.
4. CONTRACTOR SHALL VERIFY ALL UTILITY MAIN AND LATERAL LOCATIONS AND EXISTING SITE CONDITIONS PRIOR TO PROCEEDING WITH DEMOLITION, ANY SITE CONDITIONS THAT ARE NOT SHOWN ON THE PLANS SHALL BE REVEALED TO THE UTILITY COMPANY PRIOR TO BID.
5. CONTRACTOR SHALL REMOVE OR RELOCATE EXISTING UTILITIES PER UTILITY COMPANY REQUIREMENTS. CONTRACTOR SHALL COORDINATE REMOVALS, DISCONNECTIONS, AND/OR RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO DEMOLITION.
6. CONTRACTOR SHALL PROVIDE NECESSARY SAFETY MEASURES, TRAFFIC BARRICADES, TRAFFIC SIGNALS, LIGHTS, ETC.) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION AND THE GOVERNING JURISDICTION'S STANDARDS AND SPECIFICATIONS AS REQUIRED FOR THE WORK.
7. CONTRACTOR SHALL OBTAIN ALL PERMITS AND LICENSES REQUIRED FOR DEMOLITION OF WORK SHOWN.
8. CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTATION AND BENCHMARK(S). CONTRACTOR SHALL HAVE A LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THE CONTRACTOR'S COST.
9. CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, FEATURES, IMPROVEMENTS, AND UTILITIES (OVERHEAD LINES, ETC.) AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ALL RESULTANT COSTS DUE TO SUCH DAMAGES.
10. PAVEMENT DESIGN AND REPLACEMENT SHALL MEET OR EXCEED CITY OF COLORADO SPRINGS AND PULASKI COUNTY STANDARDS AND SPECIFICATIONS.
11. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE APPROVED GEOLOGIC HAZARD STUDY REPORT.

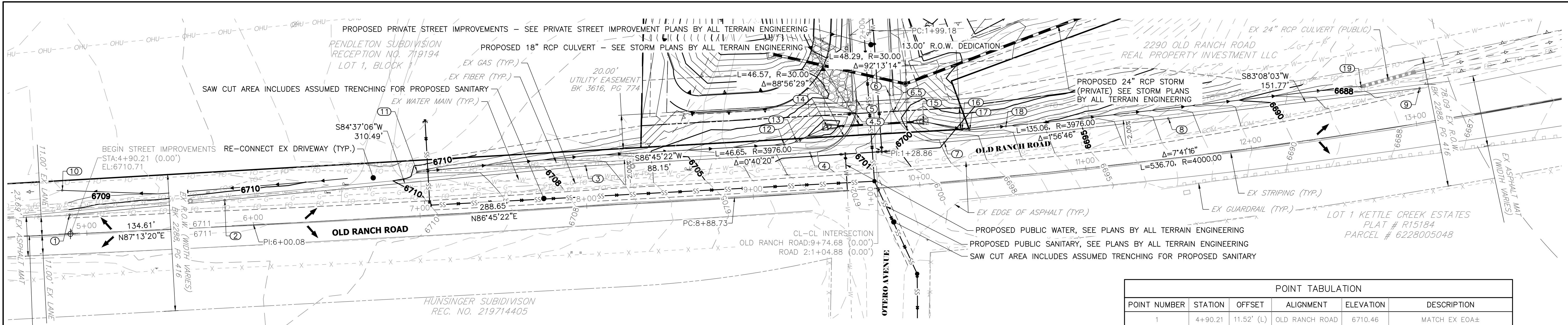


UNTIL SUCH TIME AS THESE
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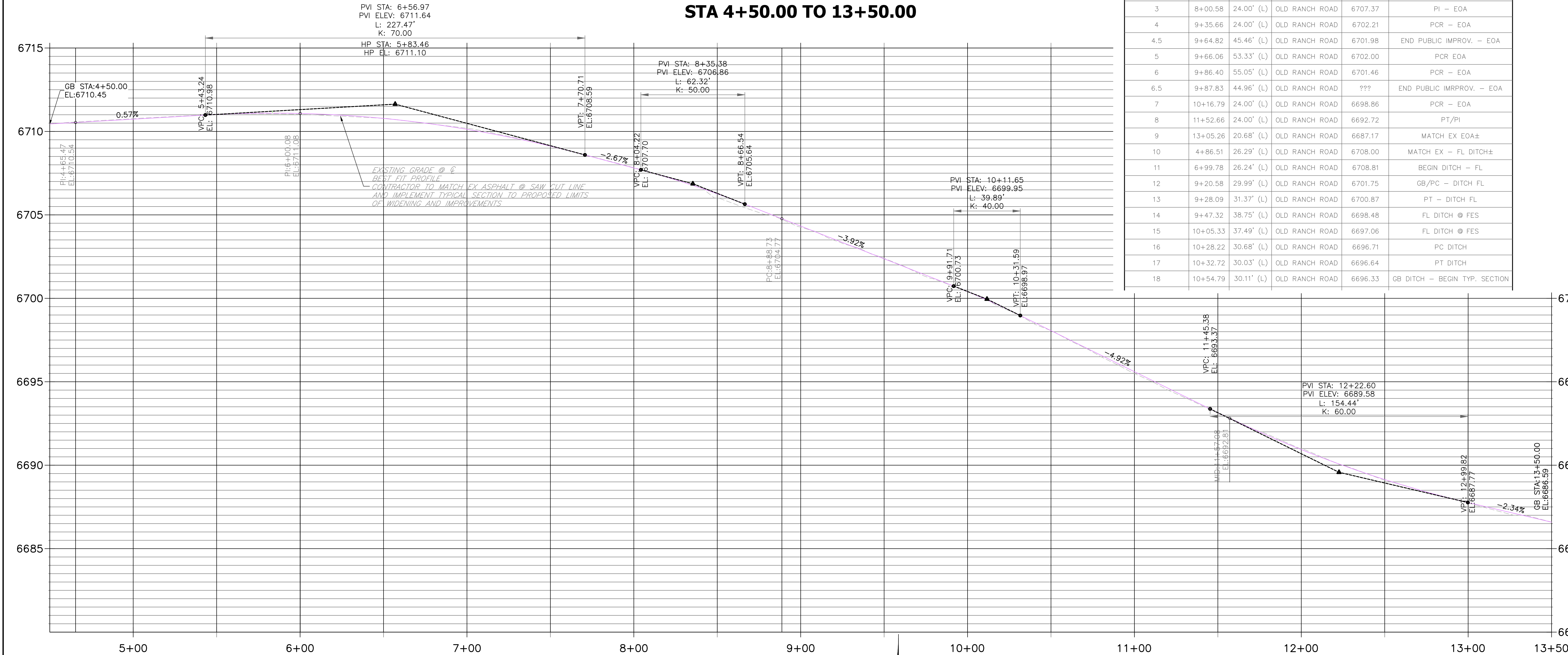
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DEMO

SHEET

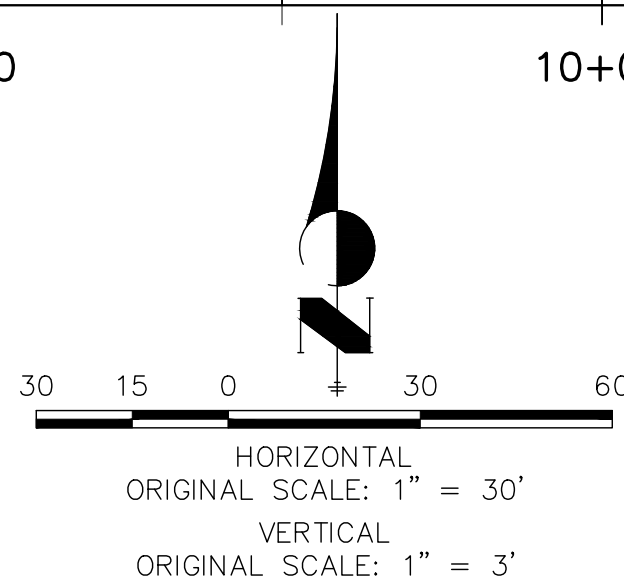


OLD RANCH ROAD
STA 4+50.00 TO 13+50.00



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
1	4+90.21	11.52' (L)	OLD RANCH ROAD	6710.46	MATCH EX EOA±
2	5+83.46	15.76' (L)	OLD RANCH ROAD	6710.71	HIGH POINT ±
3	8+00.58	24.00' (L)	OLD RANCH ROAD	6707.37	PI - EOA
4	9+35.66	24.00' (L)	OLD RANCH ROAD	6702.21	PCR - EOA
4.5	9+64.82	45.46' (L)	OLD RANCH ROAD	6701.98	END PUBLIC IMPROV. - EOA
5	9+66.06	53.33' (L)	OLD RANCH ROAD	6702.00	PCR EOA
6	9+86.40	55.05' (L)	OLD RANCH ROAD	6701.46	PCR - EOA
6.5	9+87.83	44.96' (L)	OLD RANCH ROAD	???	END PUBLIC IMPROV. - EOA
7	10+16.79	24.00' (L)	OLD RANCH ROAD	6698.86	PCR - EOA
8	11+52.66	24.00' (L)	OLD RANCH ROAD	6692.72	PT/PI
9	13+05.26	20.68' (L)	OLD RANCH ROAD	6687.17	MATCH EX EOA±
10	4+86.51	26.29' (L)	OLD RANCH ROAD	6708.00	MATCH EX - FL DITCH±
11	6+99.78	26.24' (L)	OLD RANCH ROAD	6708.81	BEGIN DITCH - FL
12	9+20.58	29.99' (L)	OLD RANCH ROAD	6701.75	GB/PC - DITCH FL
13	9+28.09	31.37' (L)	OLD RANCH ROAD	6700.87	PT - DITCH FL
14	9+47.32	38.75' (L)	OLD RANCH ROAD	6698.48	FL DITCH @ FES
15	10+05.33	37.49' (L)	OLD RANCH ROAD	6697.06	FL DITCH @ FES
16	10+28.22	30.68' (L)	OLD RANCH ROAD	6696.71	PC DITCH
17	10+32.72	30.03' (L)	OLD RANCH ROAD	6696.64	PT DITCH
18	10+54.79	30.11' (L)	OLD RANCH ROAD	6696.33	GB DITCH - BEGIN TYP. SECTION

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STREET DESIGN FOR CITY ENGINEERING

UTILITY GRADE REVIEW:	DATE:
CURB AND GUTTER REVIEW:	DATE:
CURB AND GUTTER REVIEW:	DATE:
DRAINAGE DESIGN:	DATE:



PREPARED FOR:
GOODWIN KNIGHT
8605 EXPLORER DRIVE, SUITE 250
COLORADO SPRINGS, CO 80920
ATTN: DAVE MORRISON
(719) 598-5190
DMORRISON@GOODWINKNIGHT.COM

UNTIL SUCH TIME AS THESE
DRAWINGS ARE APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, ALL TERRAIN
ENGINEERING APPROVES THEIR
USE ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

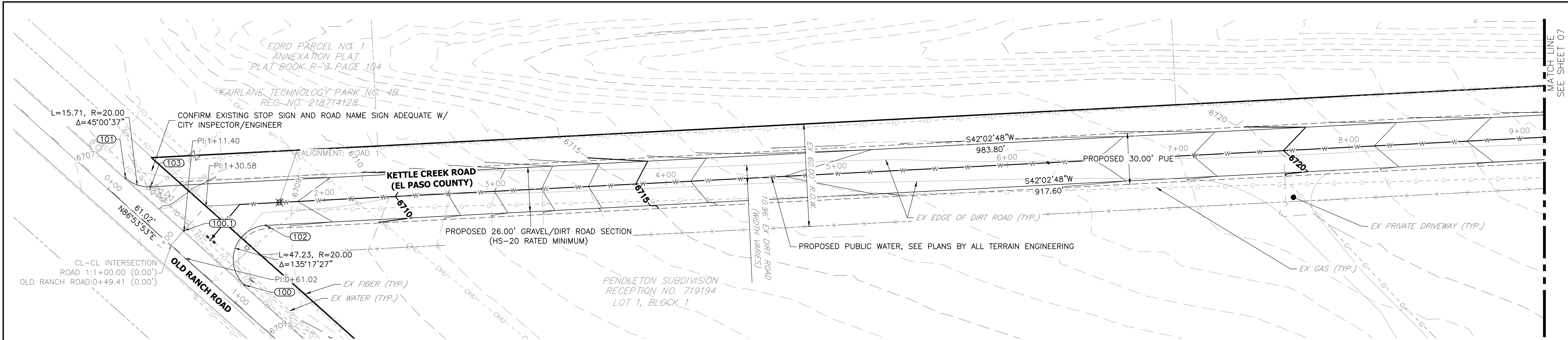
REV	DESCRIPTION	DATE

COTTAGES AT KETTLE CREEK

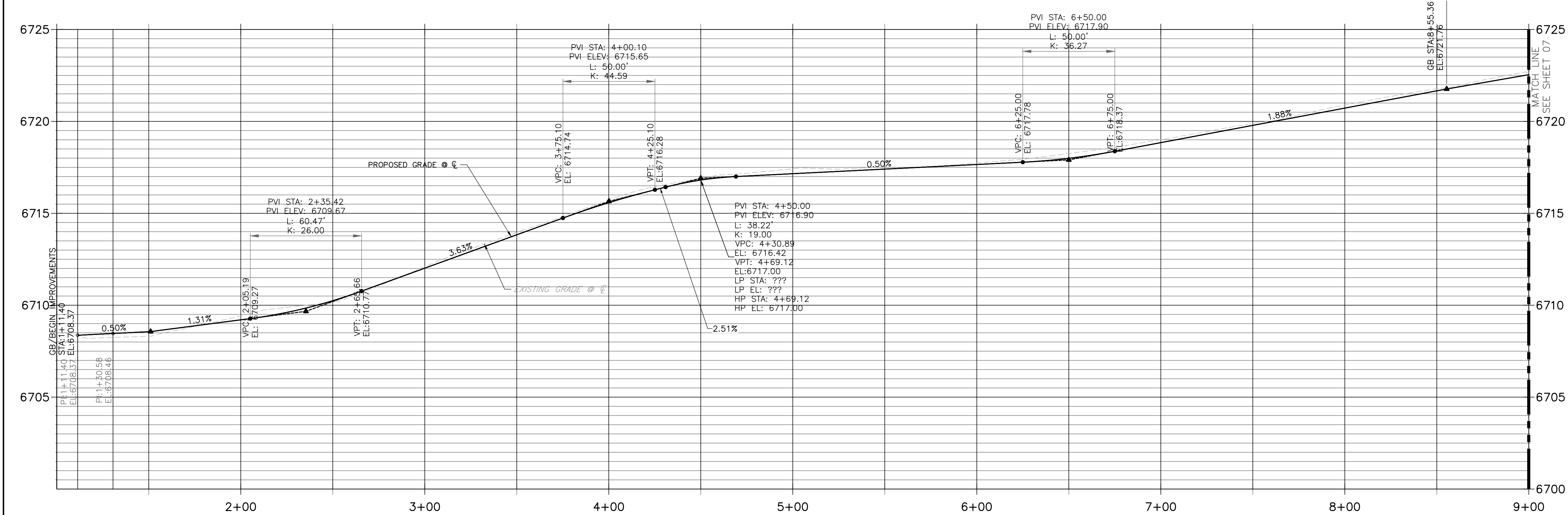
STREET PLAN & PROFILE

DESIGN: REB
REVIEW: REB
DATE: 04/01/2025
H-SCALE: 1" = 30'
V-SCALE: N/A

SHEET
05 OF 8

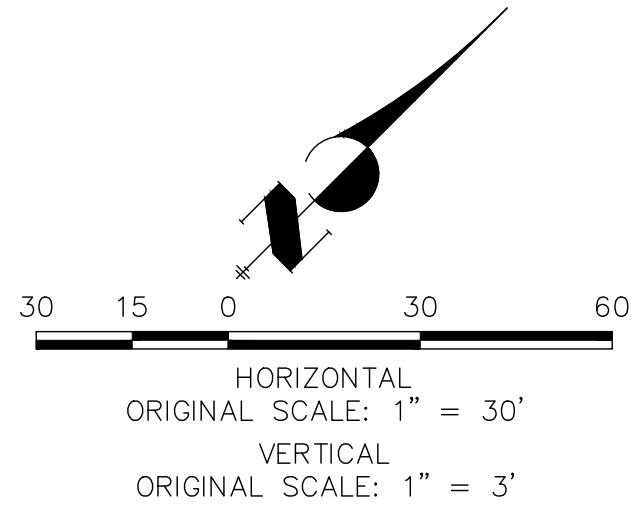


ROAD 1
STA 1+00.00 TO 9+00.00



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
100	1+50.87	47.21' (R)	ROAD 1	6708.87	MATCH EX/PCR - EOA±
100.1	1+11.40	0.00' (I)	ROAD 1	6708.37	BEGIN STREET IMPROVEMENTS/MATCH EX EOA±
101	1+11.51	45.89' (L)	ROAD 1	6707.38	MATCH EX/PCR - EOA±
102	1+64.94	13.00' (R)	ROAD 1	6708.49	NULL STRUCTURE
103	1+17.33	31.73' (L)	ROAD 1	6707.69	NULL STRUCTURE
104	10+82.55	13.00' (R)	ROAD 1	6725.40	PC - EOG
105	10+82.55	13.00' (L)	ROAD 1	6725.40	PC - EOG
106	11+31.28	13.00' (R)	ROAD 1	6725.66	END PUBLIC IMPROVEMENTS - EOG
107	11+35.29	13.00' (R)	ROAD 1	6725.66	PT - EOG
108	11+35.29	13.00' (L)	ROAD 1	6726.16	PT - EOG
109	11+43.47	13.00' (L)	ROAD 1	6726.15	END PUBLIC IMPROVEMENTS - EOG
110	11+37.97	0.00' (I)	ROAD 1	6725.91	END PUBLIC IMPROVEMENTS

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STREET DESIGN FOR CITY ENGINEERING

UTILITY GRADE REVIEW: _____ DATE: _____
CURB AND GUTTER REVIEW: _____ DATE: _____
CURB AND GUTTER REVIEW: _____ DATE: _____
DRAINAGE DESIGN: _____ DATE: _____



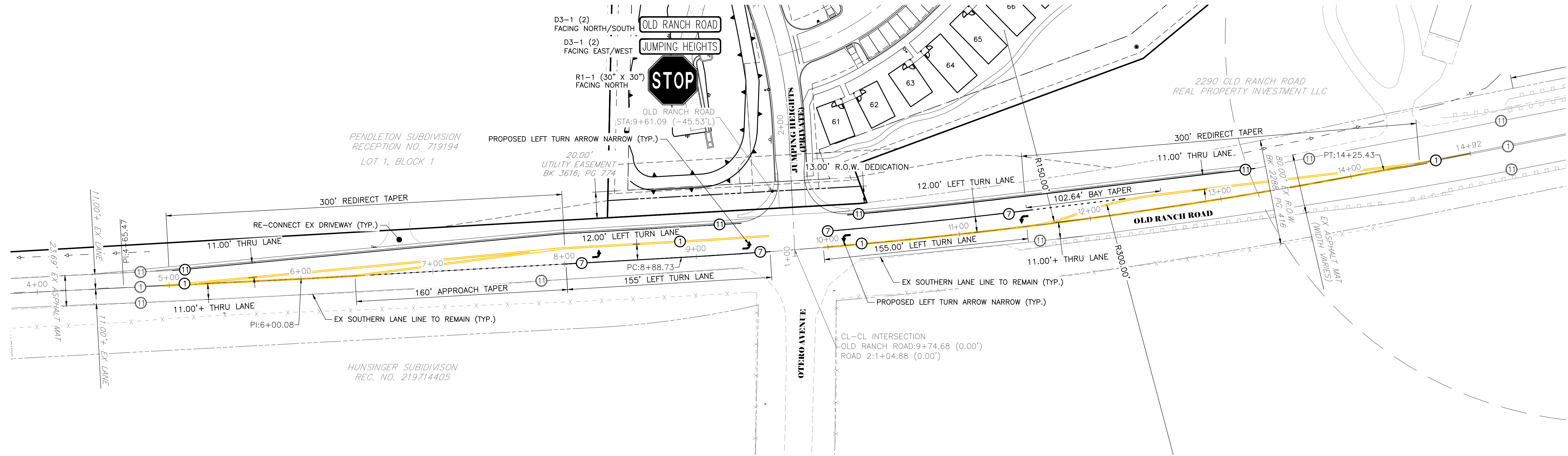
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REV	DESCRIPTION	DATE

COTTAGES AT KETTLE CREEK
PLAN_PROFILE - KC

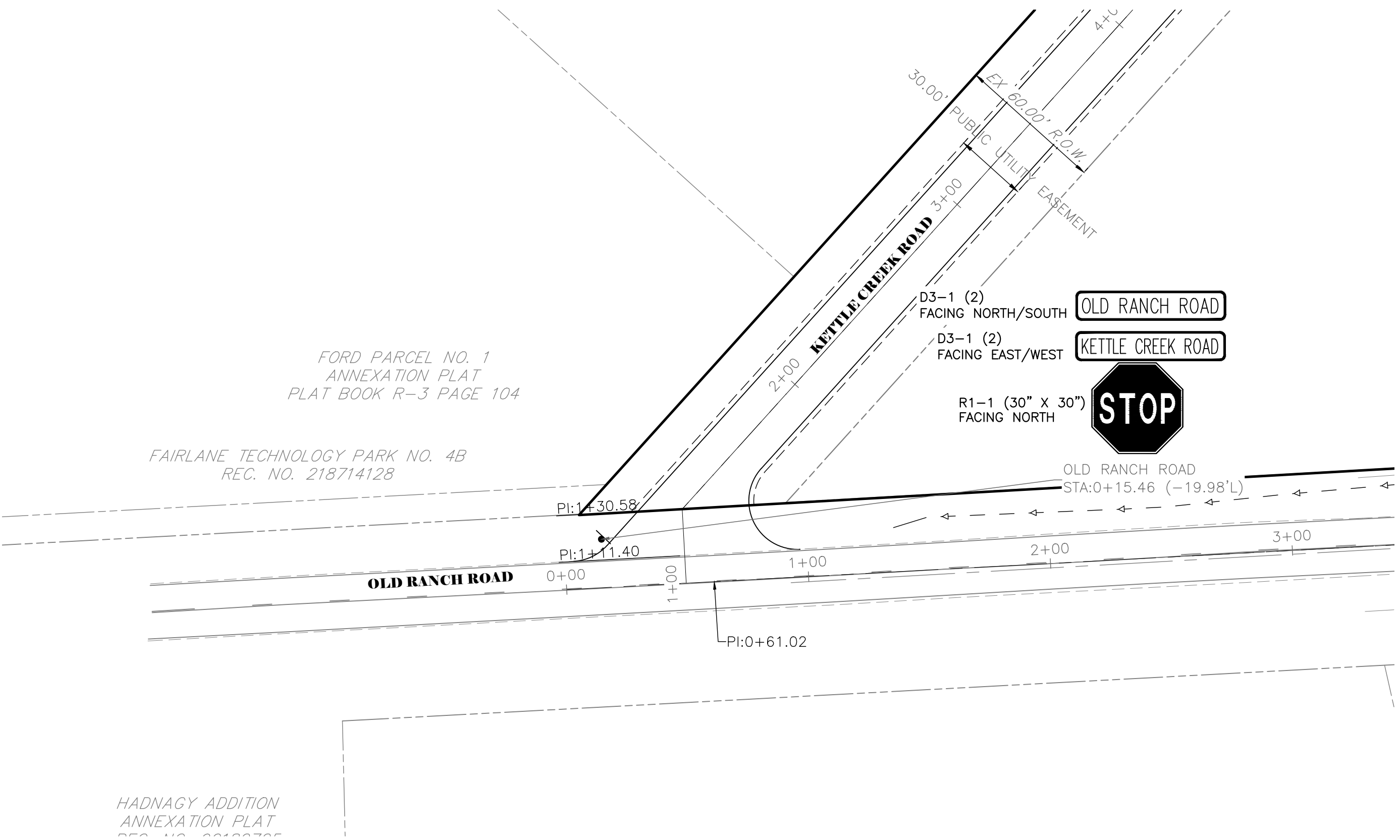
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SHEET
06 OF 8



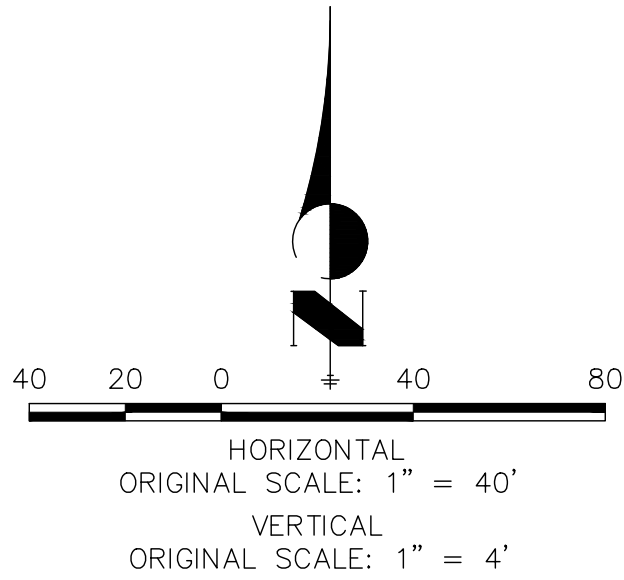
- NOTE TO CONTRACTOR:
- PRIVATE STREET SIGNS (JUMPING HEIGHTS) SHALL BE BROWN AND PUBLIC STREET SIGNS SHALL BE GREEN.
 - SYMBOLS (ARROWS) SHALL BE 3M PREFORMED PLASTIC ES270 TAPE.
 - ALL SIGNAGE INSTALLATION IS TO BE IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION, AND CITY OF COLORADO SPRINGS STANDARDS AND SPECIFICATIONS.
 - PRIVATE IMPROVEMENTS ARE SHOWN FOR INFORMATION ONLY, SEE SEPARATE PRIVATE STREET IMPROVEMENTS PLANS BY ALL TERRAIN ENGINEERING.
 - CONTRACTOR TO COORDINATE PROPOSED STREET IMPROVEMENTS WITH GRADING AND UTILITY WORK TO ENSURE NO PATCHING OF NEW ASPHALT IS REQUIRED.

STRIPING LEGEND		
STRIPE	PAVEMENT MARKINGS	MARKING DESCRIPTION
①	2-WAY CENTERLINE LANE MARKINGS (EPOXY)	PARALLEL SOLID YELLOW, 4" WIDE, 12" APART
②	2-WAY LEFT TURN LANE MARKINGS (EPOXY)	OUTSIDE: SOLID YELLOW, 4" WIDE, INSIDE: BROKEN YELLOW, 4" WIDE, 10' SEGMENTS WITH 30' GAPS
③	LANE DROP LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 3' SEGMENTS WITH 12' GAPS
④	LANE DROP LINES (EPOXY)	BROKEN WHITE, 6" WIDE, 6' SEGMENTS WITH 3' GAPS
⑤	LANE DROP LINES (EPOXY)	BROKEN WHITE, 8" WIDE, 12' SEGMENTS WITH 6' GAPS
⑥	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 6" WIDE
⑦	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 8" WIDE
⑧	2-WAY CENTERLINE LANE MARKINGS (EPOXY)	PARALLEL SOLID YELLOW, 4" WIDE, 12" APART
⑨	LANE LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 10' SEGMENTS WITH 30' GAPS
⑩	BROKEN EDGE LINES (EPOXY)	BROKEN WHITE, 4" WIDE, 3' SEGMENTS WITH 12' GAPS
⑪	EDGE LANE LINES (EPOXY)	SOLID WHITE, 4" WIDE
⑫	CHANNELIZING LINES (EPOXY)	SOLID WHITE, 8" WIDE

NOTE: ALL STRIPING INSTALLATION SHALL BE PER COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) "M&S STANDARDS" STANDARD PLAN NO. S-627-1.



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V-SCALE: N/A

COTTAGES AT KETTLE CREEK

SIGNAGE AND STRIPING

SHEET
08 OF 8

811
Know what's below.
Call before you dig.

COTTAGES AT KETTLE CREEK

CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

GRADING & EROSION CONTROL PLAN

COLORADO SPRINGS STANDARD GRADING, EROSION AND STORMWATER QUALITY CONTROL NOTES:

- NO CLEARING, GRADING OR OTHER LAND DISTURBING ACTIVITIES SHALL BE ALLOWED (EXCEPT FOR WORK DIRECTLY RELATED TO THE INSTALLATION OF INITIAL CONTROL MEASURES) UNTIL A CITY PERMIT HAS BEEN ISSUED.
- ALL LAND DISTURBING ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE APPROVED GEC PLAN AND CSWMP.
- INITIAL CONTROL MEASURES SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES TAKING PLACE. AN INITIAL SITE INSPECTION WILL NOT BE SCHEDULED UNTIL A CITY GEC PERMIT HAS BEEN "CONDITIONALLY APPROVED." CALL CITY STORMWATER INSPECTIONS, 385-5980, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO SCHEDULE AN INITIAL INSPECTION AND OBTAIN FULL PERMIT APPROVAL.
- INDIVIDUALS SHALL COMPLY WITH "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS) AND THE "CLEAN WATER ACT" (33 USC 1344), INCLUDING REGULATIONS PROMULGATED AND CERTIFICATIONS OR PERMITS ISSUED, IN ADDITION TO THE REQUIREMENTS IN CLUED IN THE CITY'S MS4 PERMIT, STORMWATER CONSTRUCTION MANUAL, IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES OR REGULATIONS OF OTHER FEDERAL OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES OR REGULATIONS SHALL APPLY.
- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT BE CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION OR DEGRADATION OF STATE WATERS.
- ALL CONSTRUCTION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION MEASURES ARE IMPLEMENTED. TEMPORARY CONSTRUCTION CONTROL MEASURES MUST BE REMOVED PRIOR TO PERMIT CLOSE OUT.
- CONCRETE WASH WATER SHALL NOT BE DISCHARGED OR ALLOWED TO RUNOFF TO STATE WATERS OR ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- BUILDING, CONSTRUCTION, EXCAVATION OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY OR OTHER PUBLIC WAY UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONSTRUCTION CONTROL MEASURES MAY BE REQUIRED BY THE GEC INSPECTION IF DEEMED NECESSARY BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES (E.G. ESTIMATED TIME OF EXPOSURE, SEASON OF THE YEAR, ETC.)
- ALL WASTES COMPOSED OF BUILDING MATERIALS MUST BE REMOVED FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO BUILDING MATERIALS WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED OR DISCHARGED AT THE SITE.
- THE PERMITEE SHALL BE RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION DEBRIS, TRASH, ROCK, SEDIMENT AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AS A RESULT OF CONSTRUCTION ACTIVITIES.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURERS LABELS. MATERIALS SHALL NOT BE STORED IN A LOCATION WHERE THEY MAY BE CARRIED BY STORMWATER RUNOFF INTO THE STORM SEWER SYSTEM AT ANY TIME.
- SPILL PREVENTION AND CONTAINMENT MEASURES SHALL BE USED AT ALL STORAGE, EQUIPMENT FUELING, AND EQUIPMENT SERVICING AREAS SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING THE MS4, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITY. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE SECONDARY CONTAINMENT OR EQUIVALENT ADEQUATE PROTECTION. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY, OR CONTAINED UNTIL APPROPRIATE CLEANUP METHODS CAN BE EMPLOYED. MANUFACTURERS RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE FOLLOWED, ALONG WITH PROPER DISPOSAL METHODS.
- SEDIMENT (MUD AND DIRT) TRANSPORTED ONTO A PUBLIC ROAD, REGARDLESS OF THE SIZE OF THE SITE, SHALL BE CLEANED AS SOON AS POSSIBLE AFTER DISCOVERY.
- NO CHEMICALS ARE TO BE ADDED TO THE DISCHARGE UNLESS PERMISSION FOR USE OF A SPECIFIC CHEMICAL IS GRANTED BY THE STATE. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN FOURTEEN (14) CALENDAR DAYS AFTER FINAL GRADING OR FINAL LAND DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN FOURTEEN (14) DAYS SHALL BE ROUGHENED, MULCHED, TACKFIED, OR STABILIZED WITH TARPS WITHIN FOURTEEN (14) DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN SIXTY (60) DAYS SHALL ALSO BE SEEDED, UNLESS AN ALTERNATIVE STABILIZE MEASURE IS ACCEPTED AT THE INSPECTOR'S DISCRETION. ALL TEMPORARY CONSTRUCTION CONTROL MEASURES SHALL BE MAINTAINED UNTIL FINAL STABILIZATION IS ACHIEVED.
- THE GEC PLAN WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY THE STORMWATER ENTERPRISE SHOULD ANY OF THE FOLLOWING OCCUR: GRADING DOES NOT COMMENCE WITHIN TWELVE (12) MONTHS OF THE CITY'S ACCEPTANCE OF THE PLAN; THE CONSTRUCTION SITE IS IDLE FOR TWELVE (12) CONSECUTIVE MONTHS; A CHANGE IN PROPERTY OWNERSHIP OCCURS; THE PLANNED DEVELOPMENT CHANGES, OR ANY OTHER MAJOR MODIFICATIONS ARE PROPOSED AS DEFINED IN THE STORMWATER CONSTRUCTION MANUAL.
- IT IS NOT PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY UTILITY EASEMENT OR UTILITY RIGHT-OF-WAY WITHOUT WRITTEN APPROVAL FROM THE UTILITY OWNER. CITY ACCEPTANCE OF THE GEC PLAN AND CSWMP DOES NOT SATISFY THIS REQUIREMENT. THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARD UTILITY FACILITIES. ANY CHANGES TO EXISTING UTILITY FACILITIES TO ACCOMMODATE THE PLAN MUST BE APPROVED BY THE AFFECTED UTILITY OWNER PRIOR TO IMPLEMENTING THE PLAN. THE COST TO RELOCATE OR PROTECT EXISTING UTILITIES OR TO PROVIDE INTERIM ACCESS SHALL BE THE APPLICANT'S EXPENSE.
- APPLICANT REPRESENTS AND WARRANTS THAT THEY HAVE THE LEGAL AUTHORITY TO GRADE AND/OR CONSTRUCT IMPROVEMENTS ON ADJACENT PROPERTY. THE CITY HAS NOT REVIEWED THE DEVELOPER'S AUTHORITY TO MODIFY ADJACENT PROPERTY. AN APPROVED GEC PERMIT DOES NOT PROVIDE APPROVAL FOR THE APPLICATION TO PERFORM WORK ON ADJACENT PROPERTY.
- ALL UTILITY INSTALLATIONS WITHIN THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN ARE COVERED UNDER THIS PLAN. LOCATION OF UTILITIES WITHIN THE LIMITS OF DISTURBANCE MAY BE MODIFIED AFTER PLAN APPROVAL AS A FIELD CHANGE. UTILITY INSTALLATIONS RELATED TO PROVIDE THE DEVELOPMENT THAT EXTEND BEYOND THE LIMITS OF DISTURBANCE SHOWN ON THOSE PLAN ARE CONSIDERED TO BE PART OF THE LARGER DEVELOPMENT, AND THEREFORE REQUIRE A PLAN MODIFICATION OR SEPARATE PLAN FOR THE ADDITIONAL DISTURBANCE AREA.

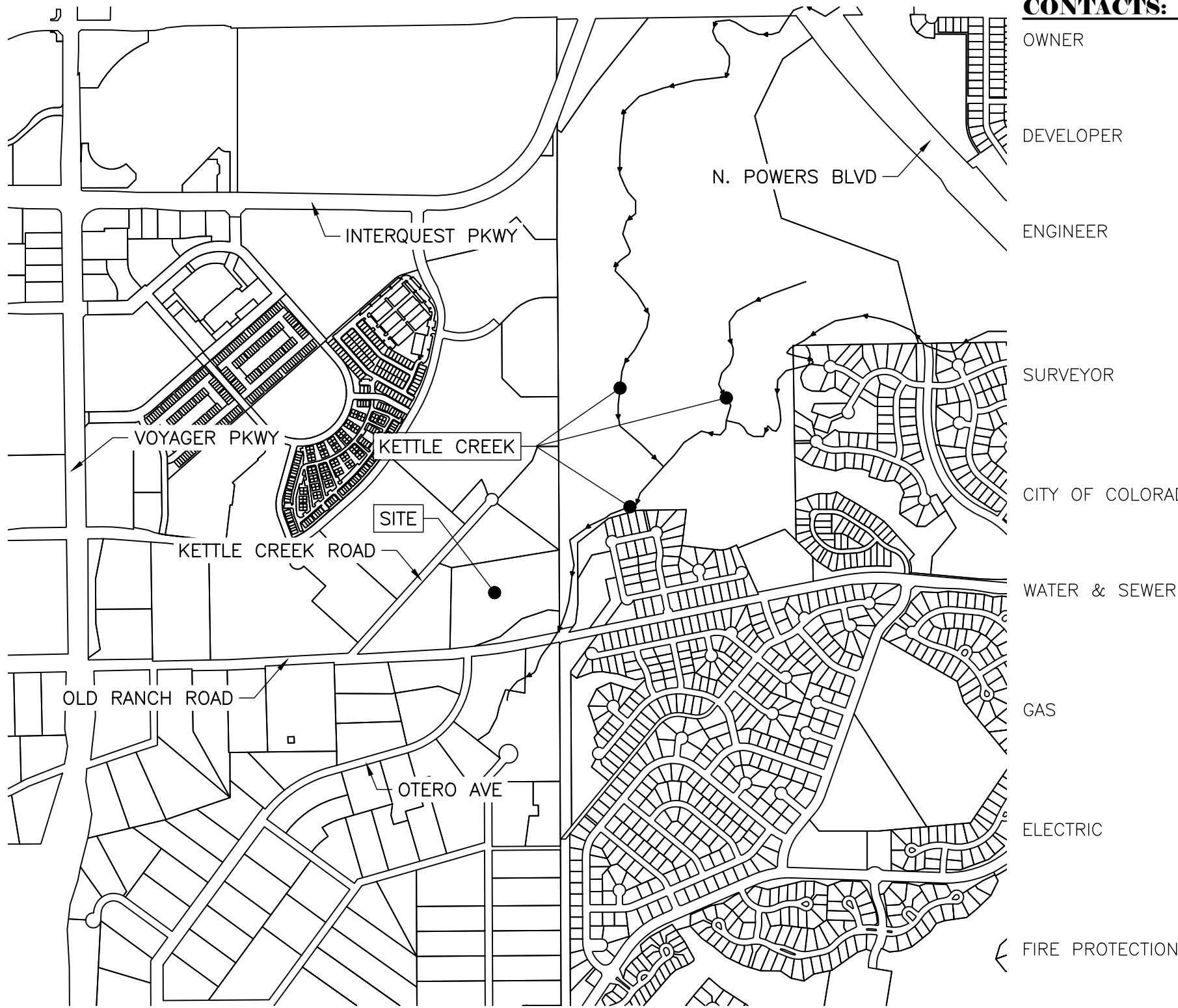
GENERAL NOTES

- ALL WORK, INCLUDING SITE GRADING SHALL BE DONE IN ACCORDANCE WITH THE "GEOLOGIC HAZARD STUDY CURRENTLY ADDRESSED AS 2210 OLD RANCH ROAD" BY ROCKY MOUNTAIN GROUP, DATED JULY 8, 2021 WHICH IS CONSIDERED PART OF THESE PLANS.
- ALL DRAINAGE PATTERNS SHALL COMPLY WITH THE "COTTAGES AT KETTLE CREEK FINAL DRAINAGE REPORT" BY ALL TERRAIN ENGINEERING, DATED MARCH 2025.
- POSITIVE DRAINAGE AWAY FROM STRUCTURES REQUIRED IN ALL CASES. NOTIFY ENGINEER OF ANY DEFICIENT AREAS.
- VERTICAL/FINAL PHASE IS TO BE COMPLETED BY THE BUILDER. INDIVIDUAL LOT GRADING PLANS/PLOT PLANS ARE TO BE COMPLETED BY OTHERS BUT SHALL COMPLY WITH ABOVE LISTED REPORTS & THESE PLANS. ALL TERRAIN ENGINEERING IS NOT RESPONSIBLE FOR DRAINAGE OR GRADING PATTERNS THAT DO NOT COMPLY WITH THESE PLANS OR ABOVE LISTED REPORTS.
- CONTRACTOR RESPONSIBLE FOR ANY REQUIRED AS-BUILT DRAWINGS, DOCUMENTATION, TESTING, REPORTS, INSPECTIONS, AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM THE CITY, COUNTY, UTILITY COMPANIES/DISTRICTS OR ANY OTHER GOVERNING AGENCY.

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Know what's below.
Call before you dig.



VICINITY MAP

SCALE: 1" = 1,000'

PROJECT INFORMATION

- THE TOTAL ANTICIPATED DISTURBANCE AREA OF THIS PROJECT IS 9.31 ACRES.
- EXISTING VEGETATION OUTSIDE LIMITS OF DISTURBANCE TO REMAIN.
- SEE THE LANDSCAPE PLAN FOR EXISTING AND PROPOSED SURFACE COVERAGE/TREATMENT, CITY FILE NO. DEPN-24-0160.
- THERE ARE NO ASPHALT OR CONCRETE BATCH PLANTS OR MASONRY MIX-STATIONS PROPOSED WITH THIS PROJECT.
- THIS PROJECT IS WITHIN THE STREAMSIDE OVERLAY ZONE.
- THIS PROJECT IS NOT WITHIN THE HILLSIDE OVERLAY ZONE.
- THERE ARE NO PRESERVATION EASEMENTS ON-SITE.
- THIS PROJECT IS WITHIN THE KETTLE CREEK MAJOR DRAINAGE BASIN. THE RECEIVING WATERS FOR THIS BASIN ARE KETTLE CREEK.
- NON-STRUCTURAL CONTROL MEASURES SHALL BE IMPLEMENTED ON AN AS-NEEDED BASIS AT THE DISCRETION OF THE PROJECT'S CERTIFIED GEC ADMINISTRATOR. NON-STRUCTURAL CONTROLS INCLUDE, BUT ARE NOT LIMITED TO:
 - WIND EROSION & DUST CONTROL
 - STREET SWEEPING
 - SITE WASTE DISPOSAL AND MATERIAL STORAGE
- AFTER THE GEC PLAN AND CSWMP ARE BOTH APPROVED, A CITY GEC PERMIT MUST BE OBTAINED. THE CITY SOFTWARE, ACCELA, MUST BE USED TO COMPLETE AND SUBMIT THE GEC PERMIT APPLICATION AND PAY THE PERMIT FEE. AFTER GEC PERMIT APPLICATION HAS BEEN SUBMITTED, APPLICANT WILL RECEIVE AN EMAIL WITH FURTHER INSTRUCTIONS. CONSTRUCTION ACTIVITIES SHALL NOT BEGIN UNTIL A GEC PERMIT HAS BEEN OBTAINED. CALL (719) 385-5980 FOR ADDITIONAL INFORMATION.

PROJECT SCHEDULE

SUMMER 2025: INSTALL INITIAL BMP'S, COMMENCE SITE GRADING
FALL 2025: INSTALL INTERIM/FINAL BMP'S
SPRING 2026: ANTICIPATED FINAL STABILIZATION

ALL DATES ARE SUBJECT TO CHANGE
ALL INITIAL AND INTERIM BPM'S SHALL BE REMOVED UPON FINAL STABILIZATION

CITY OF COLORADO SPRINGS GRADING AND EROSION CONTROL REVIEW

THIS GRADING AND EROSION CONTROL PLAN IS FILED IN ACCORDANCE WITH CITY CODE. THIS PLAN IS REVIEWED IN ACCORDANCE WITH THE STORMWATER CONSTRUCTION MANUAL LATEST REVISIONS.

SWENT MANAGER _____ DATE _____

NOTES: _____

CONTACTS:

OWNER: HIGHLANDER DEVELOPMENT LLC
11005 S HOLMES RD
COLORADO SPRINGS, CO 80908

DEVELOPER: GK DEVELOPMENT, LLC
8685 EXPLORER DR SUITE 250
COLORADO SPRINGS, CO 80920

ENGINEER: ALL TERRAIN ENGINEERING LLC
1004 W VAN BUREN ST
COLORADO SPRINGS, CO 80907
ATTN: NICHOLAS JOKERST
(530) 391-7635

SURVEYOR: BARRON LAND
10740 N. ACADEMY BLVD., SUITE 311
COLORADO SPRINGS, CO 80917
(719) 248-9865

CITY OF COLORADO SPRINGS: 30 S. NEVADA AVENUE
COLORADO SPRINGS, CO 80903
(719) 385-5918

WATER & SEWER: COLORADO SPRINGS UTILITIES
111 S. CASCADE AVENUE
COLORADO SPRINGS, CO 80903
(719) 448-4800

GAS: COLORADO SPRINGS UTILITIES
111 S. CASCADE AVENUE
COLORADO SPRINGS, CO 80903
(719) 448-4800

ELECTRIC: COLORADO SPRINGS UTILITIES
111 S. CASCADE AVENUE
COLORADO SPRINGS, CO 80903
(719) 448-4800

FIRE PROTECTION: COLORADO SPRINGS FIRE DEPARTMENT
375 PRINTERS PARKWAY
COLORADO SPRINGS, CO 80910
(719) 385-5950

BASIS OF BEARINGS:

TO BE PROVIDED WITH SUBSEQUENT SUBMITTAL PRIOR TO APPROVAL.

BENCHMARK:

TO BE PROVIDED WITH SUBSEQUENT SUBMITTAL PRIOR TO APPROVAL.

FLOODPLAIN STATEMENT:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 08041C0506G EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THE PARCEL OF LAND TO BE LOCATED IN ZONE X AND ZONE AE. ZONE X ARE AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN. ZONE AE AREAS ARE DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE OF FLOODING.

ENGINEER'S STATEMENT

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IF SUCH WORK IS PERFORMED IN ACCORDANCE WITH THE GRADING AND EROSION CONTROL PLAN, THE WORK WILL NOT BECOME A HAZARD TO LIFE AND LIMB, ENDANGER PROPERTY, OR ADVERSELY AFFECT THE SAFETY, USE OR STABILITY OF A PUBLIC WAY, DRAINAGE CHANNEL OR OTHER PROPERTY.

PRINTED NAME: _____ DATE: _____

PHONE NUMBER: _____

SIGNATURE: _____

SHEET INDEX

1	-	COVER
2	-	LEGEND
3-4	-	INITIAL GRADING & EROSION CONTROL PLAN
5-6	-	INTERIM GRADING & EROSION CONTROL PLAN
7-8	-	VERTICAL GRADING & EROSION CONTROL PLAN
9-10	-	GEC DETAILS
10	-	TOTAL SHEETS

Engineer's Opinion of Probable Cost				
Item	Quantity	Unit	Unit Cost	Cost
Earthwork	37000	CY	\$5.00	\$185,000.00
Concrete Washout Basin	1	EA	\$1,260.00	\$1,260.00
Inlet Protection	5	EA	\$233.00	\$1,165.00
Permanent Seeding & Mulching	3	AC	\$2,169.00	\$6,507.00
Erosion Control Blanket	3596	SY	\$9.50	\$34,162.00
Sediment Basin	1	EA	\$2,466.00	\$2,466.00
Sediment Control Log	3296	LF	\$5.00	\$16,480.00
Silt Fence	3882	LF	\$4.00	\$15,528.00
Stabilized Staging Area	1	LS	\$1,000.00	\$1,000.00
Vehicle Tracking Control	1	EA	\$3,316.00	\$3,316.00
			Subtotal	\$266,884.00
			40% Maintenance	\$26,688.40
			Total:	\$293,572.40

EL PASO COUNTY STATEMENT

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILE IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THESE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JOSHUA PALMER, P.E. _____ DATE _____

COUNTY ENGINEER/ECM ADMINISTRATOR

DEVELOPER'S/OWNER'S STATEMENT

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN INCLUDING CONSTRUCTION CONTROL MEASURE INSPECTION REQUIREMENTS AND FINAL STABILIZATION REQUIREMENTS ACCORDING TO THE CITY OF COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL. I ACKNOWLEDGE THE RESPONSIBILITY TO DETERMINE WHETHER THE CONSTRUCTION ACTIVITIES ON THESE PLANS REQUIRE COLORADO DISCHARGE PERMIT SYSTEM (CDPS) PERMITTING FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

DEVELOPER/OWNER SIGNATURE: _____ DATE: _____

NAME OF DEVELOPER/OWNER: _____ PHONE: _____

TITLE: _____

EMAIL: _____

PREPARED FOR:

GOODWIN KNIGHT
8605 EXPLORER DRIVE, SUITE 250
COLORADO SPRINGS, 80920
ATTN: DAVID MORRISON
(719) 598-5190
DMORRISON@GOODWINKNIGHT.COM

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, ALL TERRAIN ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

JOB NO: 24026 LOCATION: COS

REV DESCRIPTION DATE

COTTAGES AT KETTLE CREEK

COVER

DESIGN: NJJ

REVIEW: REB

DATE: 01/01/2025

H-SCALE: 1" = 1000'

V-SCALE: N/A

SHEET

1 OF 8



NICHOLAS J. JOKERST, PE
530.391.7635 - ALLTERRAINENGINEERING.COM
DAVID MORRISON, PE
719.598.5190 - DAVID@GOODWINKNIGHT.COM

PLANOMETRICS

EXISTING

PROPOSED

SECTION LINE

RIGHT-OF-WAY

PARCEL LINE

EASEMENT LINE

BOUNDARY LINE

CENTER LINE

CONSTRUCTION

EXISTING

PROPOSED

C&G

EDGE OF ASPHALT

CONCRETE

SIDE WALK

CROSS PAN

PARKING LOT STRIPING

ROADWAY STRIPING - DHASED

ROADWAY STRIPING - DOTTED

GUARDRAIL

FENCE

SOUNDWALL

DEMO

GRAVEL

RIPRAP

DIRT

TRAIL/PATH

RAIL LINE

GRADING

EXISTING

PROPOSED

CONTOUR INTERMEDIATE

CONTOUR INDEX

TOP OF SLOPE

TOE OF SLOPE

CUT/FILL BOUNDARY

LIMITS OF GRADING

LIMITS OF DISTURBANCE

UTILITIES

EXISTING

PROPOSED

SANITARY SEWER

SANITARY SEWER SERVICE

POTABLE WATER MAIN

POTABLE WATER SERVICE

RAW WATER MAIN

IRRIGATION MAIN

SANITARY FORCE MAIN

UNDER-DRAIN

GAS PIPE

HIGH PRESSURE GAS

OIL/PETROLEUM LINE

UNDER-GROUND

OVER-HEAD ELECTRIC

FIBER OPTIC

COMMUNICATION LINES MISC.

STORM PIPE

HGL MINOR

HGL MAJOR

DRAINAGE

EXISTING

PROPOSED

BASE FLOOD ELEVATION

100-YR FLOOD PLAIN

500-YR FLOOD PLAIN

FLOODWAY

SWALE/DITCH

THALWEG (STREAM/CREEK)

LIMITS OF WETLANDS

EDGE OF WATER

SILT FENCE

CONSTRUCTION FENCE/MARKERS

UTILITY SYMBOLS

EXISTING

PROPOSED

STORM SEWER

MANHOLE

STORM INLET

AREA INLET - SQUARE

AREA INLET - ROUND

FLARED END SECTION

TRAFFIC

EXISTING

PROPOSED

TRAFFIC SIGNAL BOX

TRAFFIC SIGNAL POLE

SIGN

STREET LIGHT

STREET LIGHT - SINGLE

STREET LIGHT - DOUBLE

LUMINAIRE

LANDSCAPE

EXISTING

PROPOSED

TREE - CONIFEROUS

TREE - DECIDUOUS

SHRUB/BUSH

SHRUBS AND BUSHES

IRRIGATION BOX

IRRIGATION SPRINKLER

IRRIGATION VALVE

BOLLARD

FLAGPOLE

UTILITY SYMBOLS

EXISTING

PROPOSED

SANITARY

LINE MARKER

SERVICE MARKER

CLEAN-OUT

MANHOLE

WATER

LINE MARKER

SERVICE MARKER

FIRE HYDRANT

FIRE CONNECTION

MANHOLE

BEND

BLOW-OFF VALVE

WELL

METER

VALVE

REDUCER

THRUST BLOCK

CROSS

PLUG W/ THRUST BLOCK

TEE

REVERSE ANCHOR

ANODE

AIR & VACUUM VALVE ASSEMBLY

GAS

MARKER

SERVICE MARKER

METER

DRY UTILITIES

CABLE TV MARKER

CABLE TELEVISION PEDESTAL

ELECTRIC MARKER

ELECTRIC SERVICE MARKER

ELECTRICAL PEDESTAL

ELECTRICAL METER

ELECTRICAL MANHOLE

FIBER-OPTIC MARKER

IRRIGATION PEDESTAL

TELEPHONE MARKER

TELEPHONE PEDESTAL

TELEPHONE MANHOLE

UTILITY POLE

GUY ANCHOR

GUY POLE

MISC. UTILITIES

VENT PIPE

TEST HOLE DESIGNATOR

811

Know what's below.
Call before you dig.

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ALL TERRAIN ENGINEERING

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USE ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

JOB NO: 24026

LOCATION: COS

DATE

REV DESCRIPTION

COTTAGES AT KETTLE CREEK

LEGEND

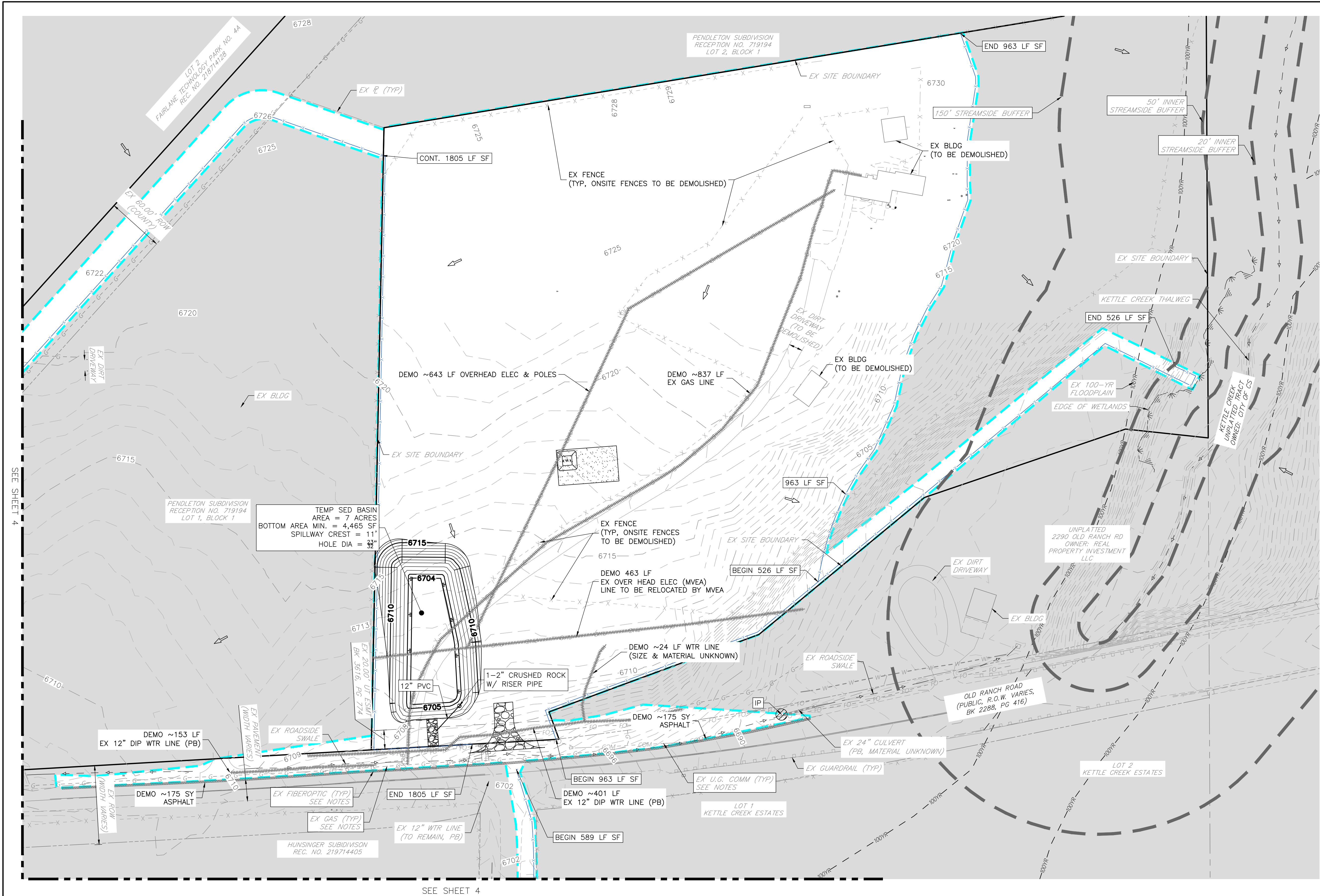
DESIGN: NQJ
REVIEW: REB
DATE: 01/01/2025

H-SCALE: 1" = 50'
V-SCALE: N/A

SHEET
2 OF 8

WILLIAM G. ROBERT, PE
550.917.7600 - INFO@WILLIAMGROBERT.COM
201.577.8888 - FIRM@WILLIAMGROBERT.COM

WILLIAM G. ROBERT, PE
550.917.7600 - INFO@WILLIAMGROBERT.COM

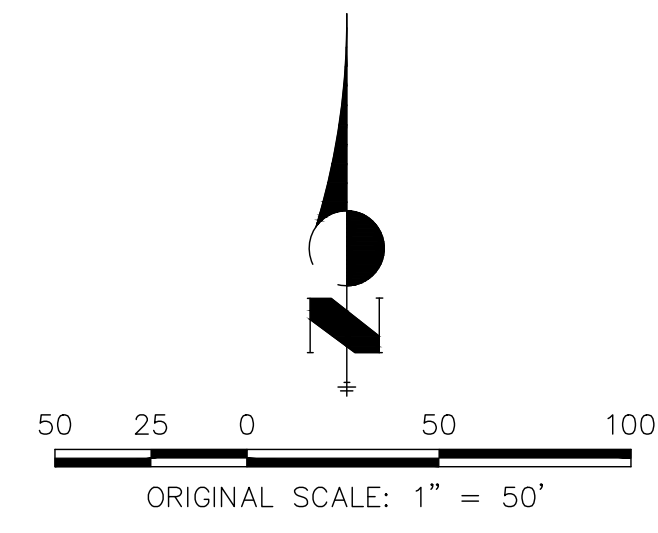


GEC LEGEND:	
	CULVERT PROTECTION
	CONCRETE WASHOUT AREA
	INLET PROTECTION
	EX FLOW DIRECTION PR FLOW DIRECTION
	SEDIMENT CONTROL LOG
	SWALE
	SILT FENCE
	LIMITS OF DISTURBANCE
	DEMOLITION - SEE PLAN FOR TYPE
	STABILIZED STAGING AREA
	STOCKPILE PROTECTION
	VEHICLE TRACKING CONTROL
	SEEDING & MULCHING
	EROSION CONTROL BLANKET
	DO NOT DISTURB
	DEMOLITION AREA

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- GRADING & EROSION CONTROL PLAN NOTES**
1. CONTRACTOR TO DETERMINE LOCATION OF STOCKPILE. ADDITIONAL CONTROL MEASURES MAY BE REQUIRED.
 2. ALL DISTURBED, NON-HARDSCAPED AREAS, MUST BE SEEDED AND/OR LANDSCAPED. SEE FINAL LANDSCAPE PLANS FOR PROPOSED VEGETATION.
 3. KETTLE CREEK IS THE SITE'S RECEIVING WATERS.
 4. EXISTING FIBEROPTIC LINES & APPURTENANCES, EXISTING COMMUNICATION LINES & APPURTENANCES AND EXISTING GAS LINE AND APPURTENANCES ALONG OLD RANCH ROAD MUST BE LOCATED PRIOR TO EARTH MOVING ACTIVITIES.
 5. ANY DEMOLITION AND/OR REALIGNMENT OF EXISTING UTILITIES MUST BE COORDINATED WITH AND APPROVED BY UTILITY PROVIDER/OWNER PRIOR TO DEMOLITION.
- ANTICIPATED START OF CONSTRUCTION: SUMMER 2025
ANTICIPATED END OF CONSTRUCTION: SPRING 2026
ANTICIPATED DATE OF FINAL STABILIZATION: SPRING 2026



ENGINEER'S STATEMENT

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IF SUCH WORK IS PERFORMED IN ACCORDANCE WITH THE GRADING AND EROSION CONTROL PLAN, THE WORK WILL NOT BECOME A HAZARD TO LIFE AND LIMB, ENDANGER PROPERTY, OR ADVERSELY AFFECT THE SAFETY, USE OR STABILITY OF A PUBLIC WAY, DRAINAGE CHANNEL OR OTHER PROPERTY.

PRINTED NAME: _____ DATE: _____

PHONE NUMBER: _____

SIGNATURE: _____

PREPARED FOR:
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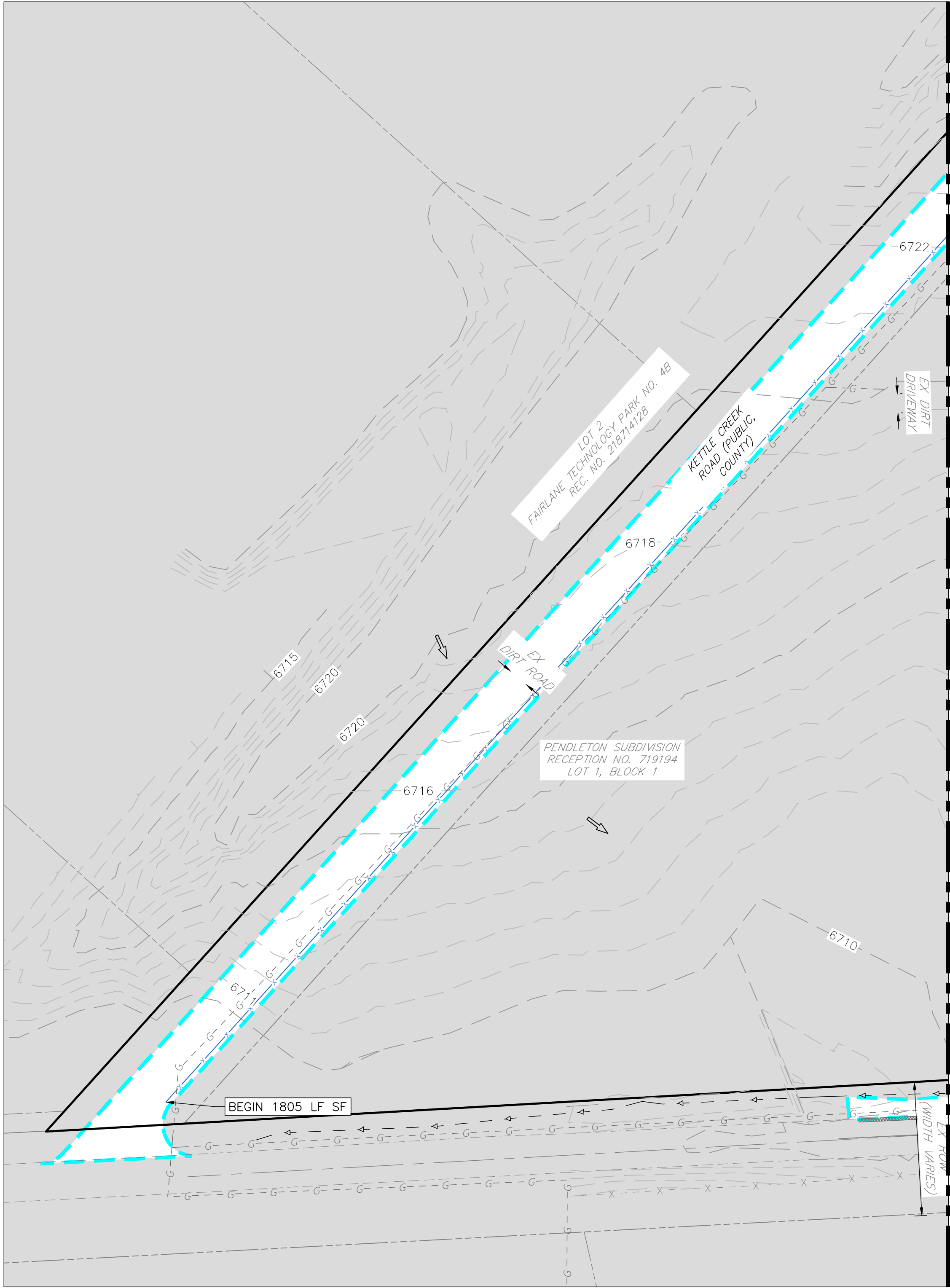
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REV	DESCRIPTION	DATE

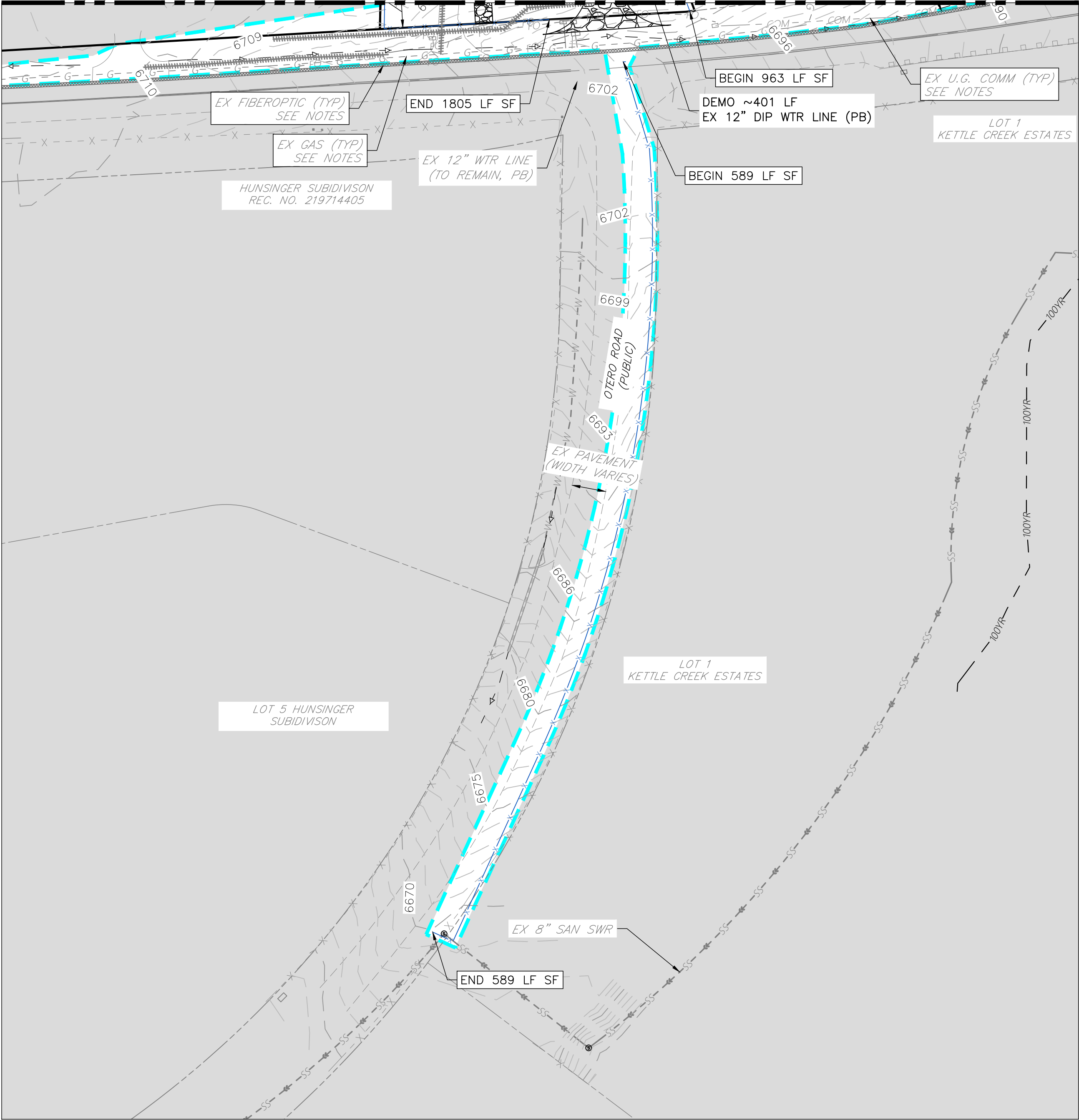
COTTAGES AT KETTLE CREEK

INITIAL GRADING & EROSION CONTROL PLAN

DESIGN: NJQ
REVIEW: REB
DATE: 01/01/2025
H-SCALE: 1" = 50'
V-SCALE: N/A
SHEET
3 OF 8



SEE SHEET 3



GRADING & EROSION CONTROL PLAN NOTES

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ANTICIPATED START OF CONSTRUCTION: SUMMER 2025
ANTICIPATED END OF CONSTRUCTION: SPRING 2026
ANTICIPATED DATE OF FINAL STABILIZATION: SPRING 2026

GEC LEGEND:

- CULVERT PROTECTION
- CONCRETE WASHOUT AREA
- INLET PROTECTION
- EX FLOW DIRECTION
- PR FLOW DIRECTION
- SEDIMENT CONTROL LOG
- SWALE
- SILT FENCE
- LIMITS OF DISTURBANCE
- DEMOLITION - SEE PLAN FOR TYPE
- STABILIZED STAGING AREA
- STOCKPILE PROTECTION
- VEHICLE TRACKING CONTROL
- SEEDING & MULCHING
- EROSION CONTROL BLANKET
- DO NOT DISTURB
- DEMOLITION AREA



ENGINEER'S STATEMENT

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PRINTED NAME: _____ DATE: _____
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AUTHORIZATION.

JOB NO: 24026 LOCATION: COS

REV	DESCRIPTION	DATE

COTTAGES AT KETTLE CREEK

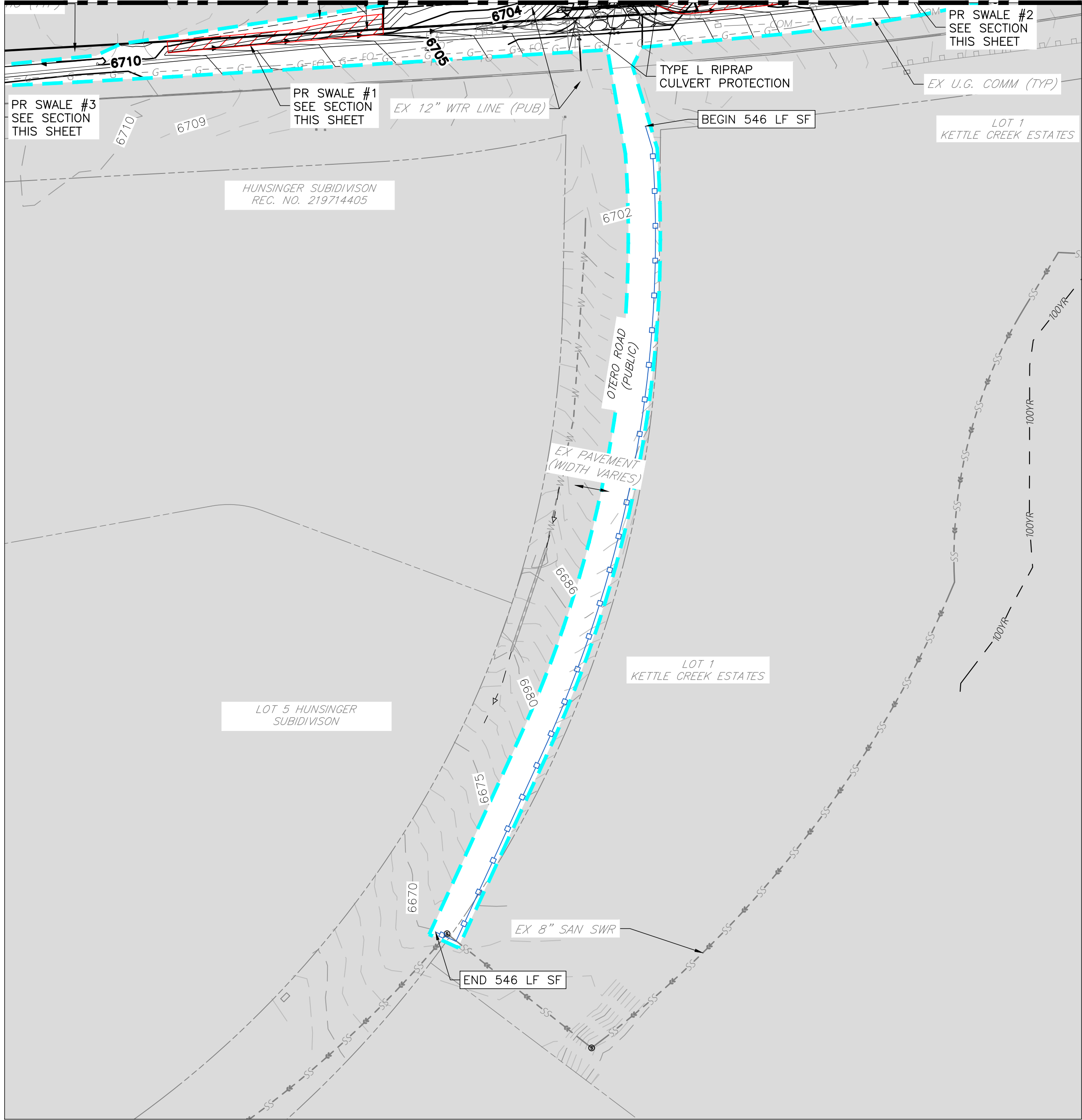
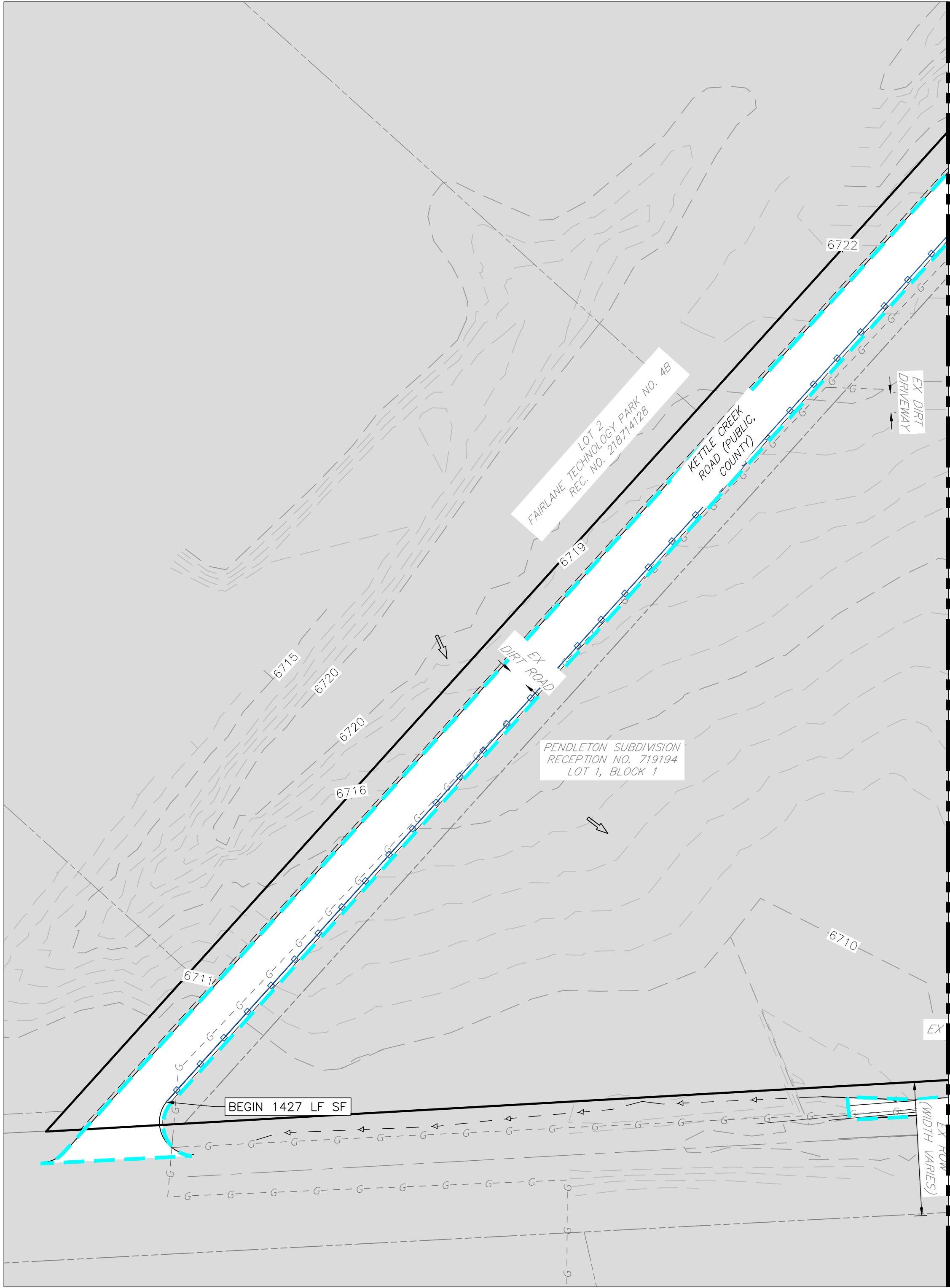
INITIAL GRADING & EROSION CONTROL PLAN

DESIGN: NQJ
REVIEW: REB
DATE: 01/01/2025
H-SCALE: 1" = 50'
V-SCALE: N/A

SHEET
4 OF 8

FOR MORE INFORMATION, VISIT US AT WWW.ALLTERRAINENGINEERING.COM

DAVID MORRISON, P.E.
719.598.5190



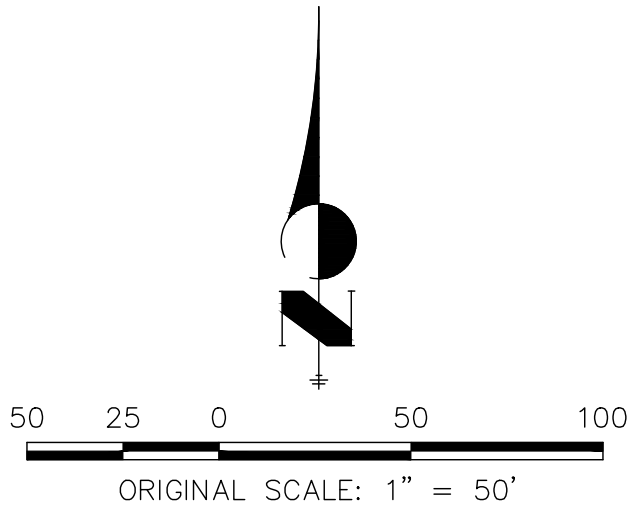
- GEC LEGEND:**
- CULVERT PROTECTION
 - CONCRETE WASHOUT AREA
 - INLET PROTECTION
 - EX FLOW DIRECTION
PR FLOW DIRECTION
 - SEDIMENT CONTROL LOG
 - SWALE
 - SILT FENCE
 - LIMITS OF DISTURBANCE
 - DEMOLITION - SEE PLAN FOR TYPE
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- GRADING & EROSION CONTROL PLAN NOTES**
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ANTICIPATED END OF CONSTRUCTION: SPRING 2026
ANTICIPATED DATE OF FINAL STABILIZATION: SPRING 2026



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ENGINEER'S STATEMENT

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PRINTED NAME: _____ DATE: _____
PHONE NUMBER: _____
SIGNATURE: _____

REV	DESCRIPTION	DATE

COTTAGES AT KETTLE CREEK	INTERIM GRADING & EROSION CONTROL
--------------------------	-----------------------------------

DESIGN: NQJ REVIEW: REB DATE: 01/01/2025 H-SCALE: 1" = 50' V-SCALE: N/A	SHEET 6 OF 8
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ALL TERRAIN
ENGINEERING

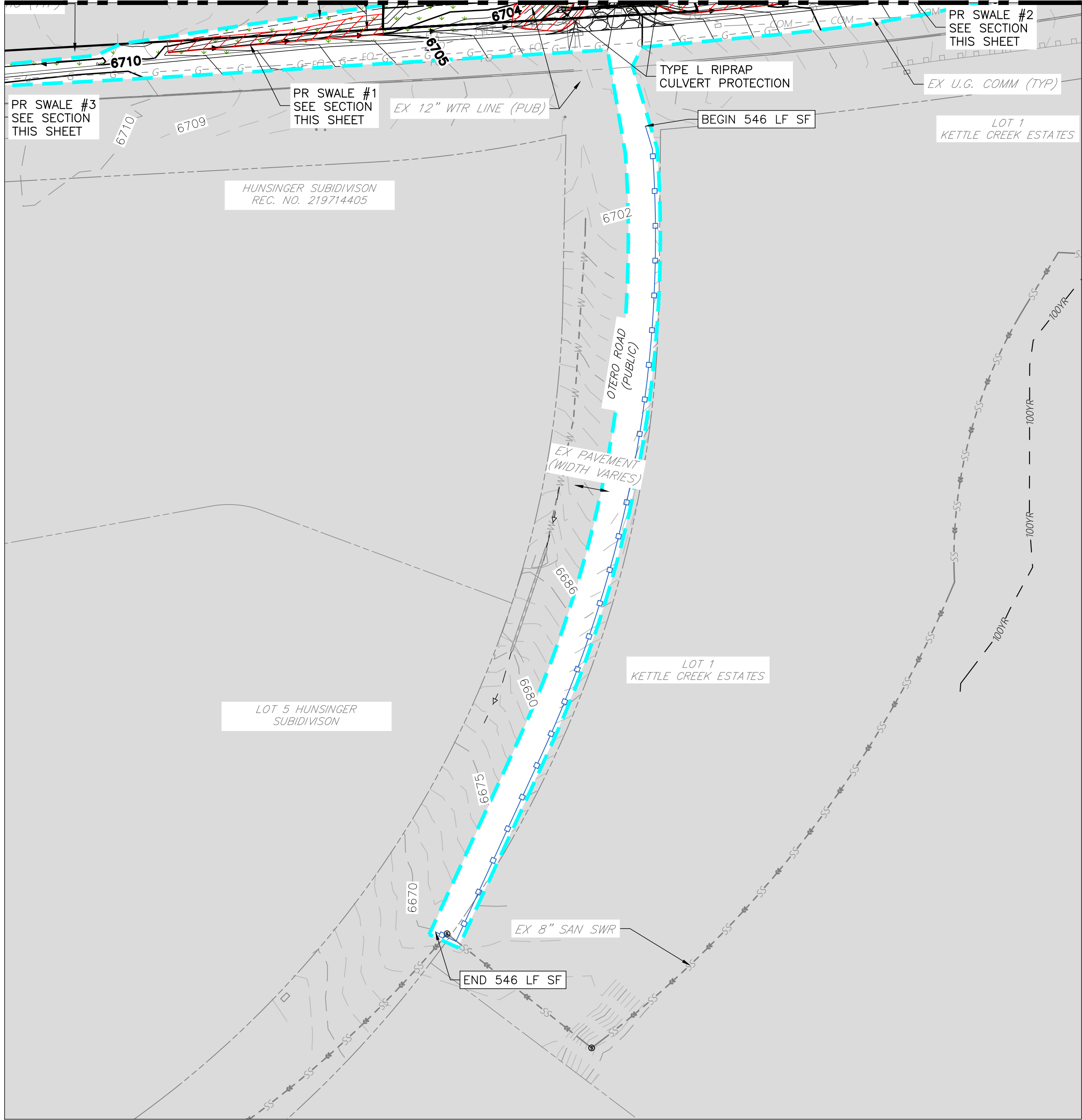
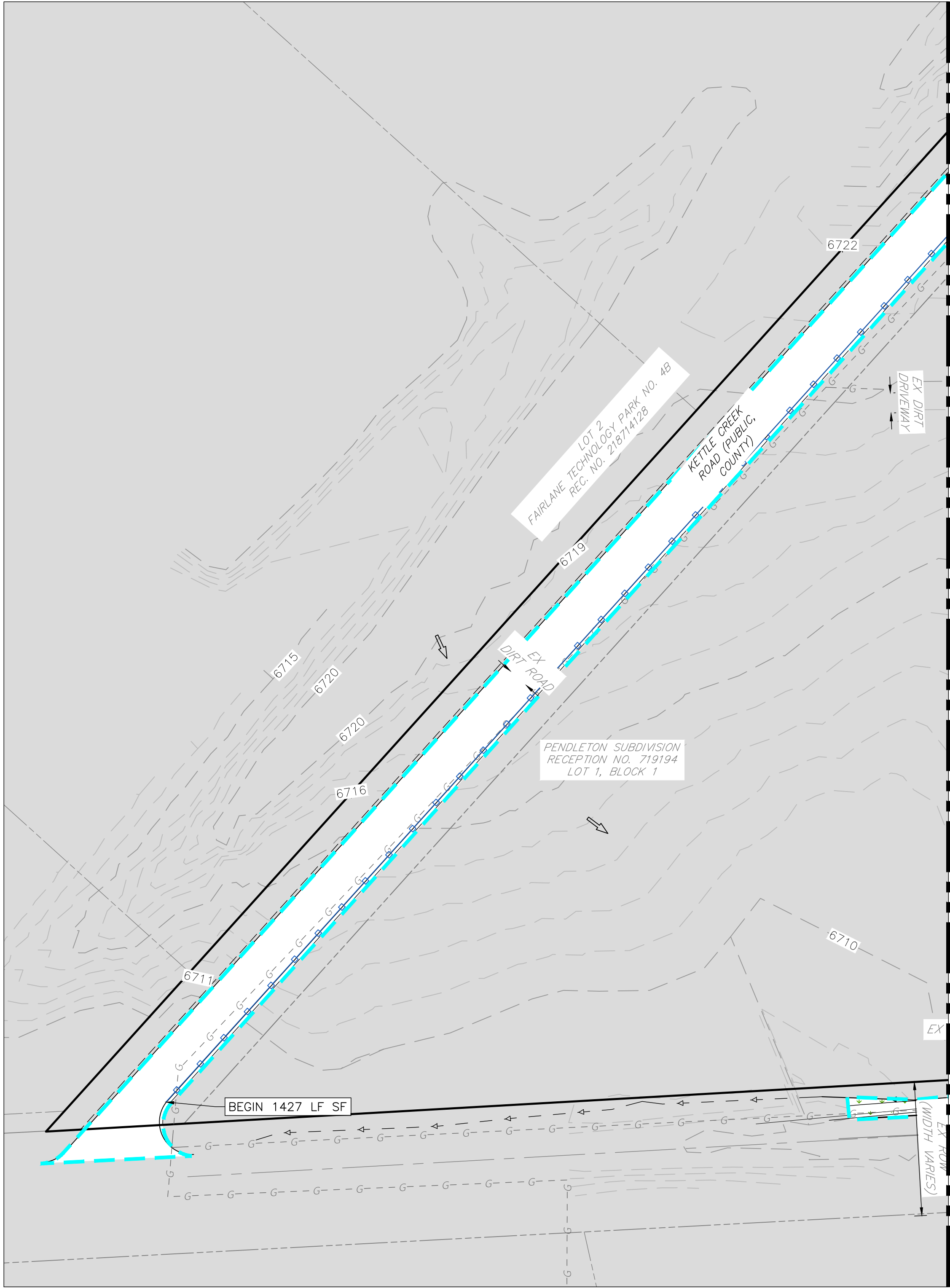
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JOE NO. 24026 LOCATION: COS

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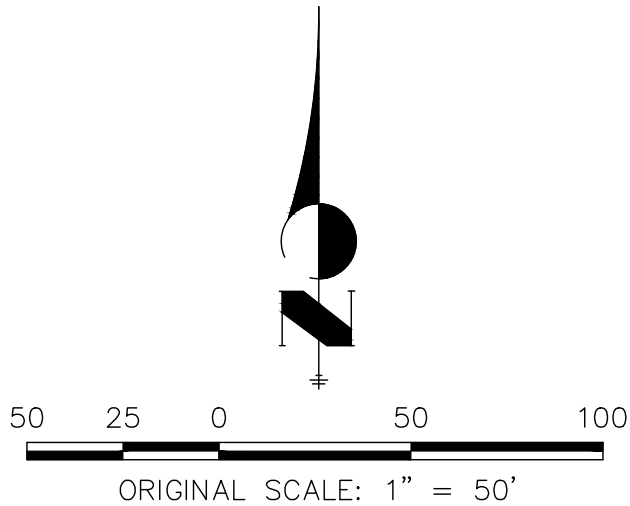


- GEC LEGEND:**
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GRADING & EROSION CONTROL PLAN NOTES

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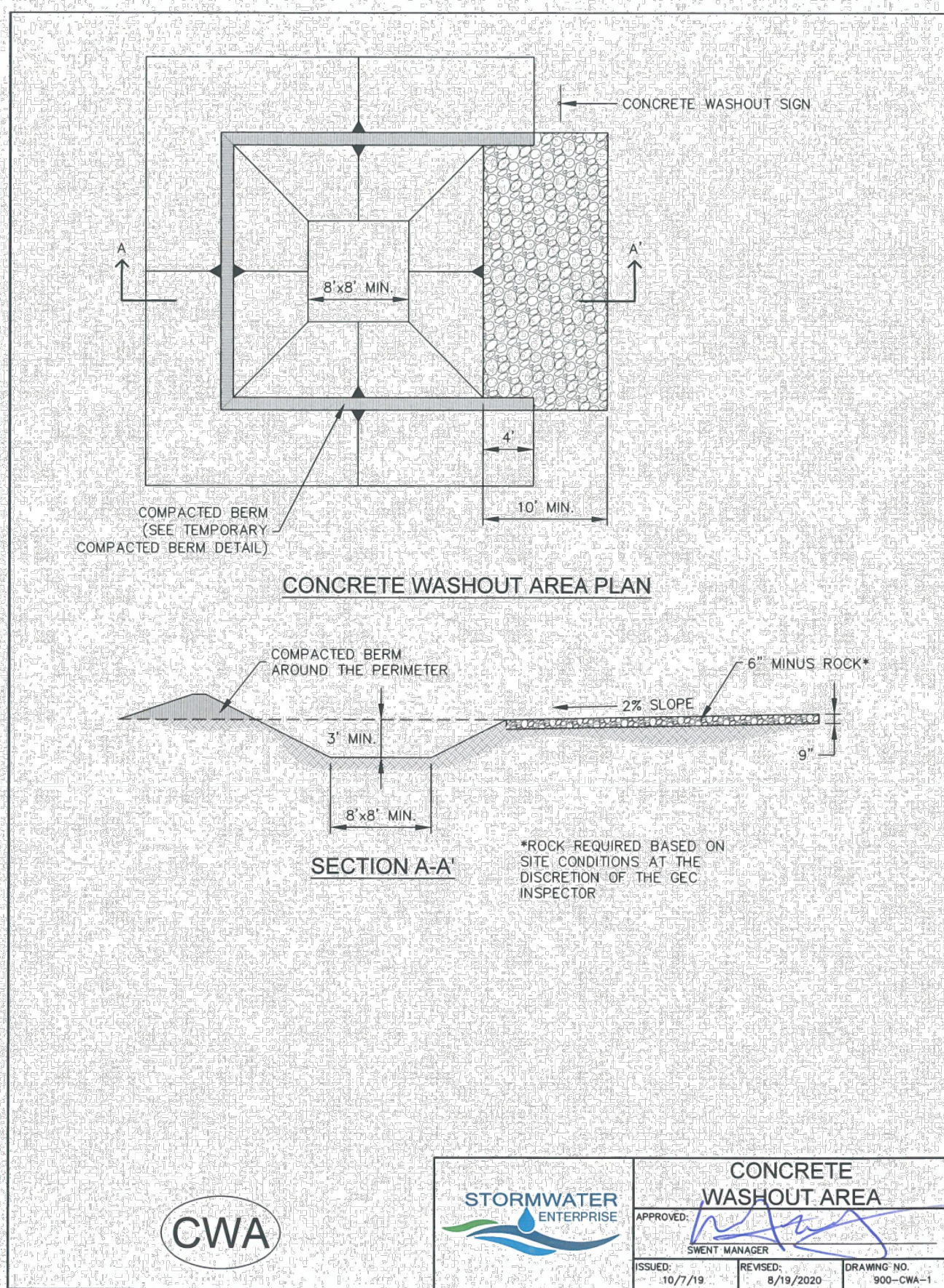
REV	DESCRIPTION	DATE

COTTAGES AT KETTLE CREEK

VERTICAL GRADING & EROSION CONTROL PLAN

DESIGN: NQJ
REVIEW: REB
DATE: 01/01/2025
H-SCALE: 1" = 50'
V-SCALE: N/A

SHEET
7 OF 8



STAKING PATTERN PER MANUFACTURER SPECIFICATION OR 18" O.C.

6" OVERLAP

6"x6" TRENCH (TYPICAL)

KEY IN EDGES

OVERLAPPING JOINT

36"

18"

36"

EROSION CONTROL BLANKET

FLOW →

COMPACTED SOIL

STAPLE

6"

6"

PERIMETER ANCHOR TRENCH

FLOW →

COMPACTED SOIL

STAPLES

6"

6"

JOINT ANCHOR TRENCH

FLOW →

COMPACTED SOIL

STAPLES

6"

6"

INTERMEDIATE CHECK SLOT

6"

6"

OVERLAPPING JOINT

FLOW

STAPLE

6" OVERLAP

STAPLE CHECK

TO BE USED ON SLOPE EVERY 15 FEET

ECB

STORMWATER ENTERPRISE

APPROVED: [Signature]

SWMT MGR/ENR

ISSUED: 10/7/19

REVISED: 8/19/2020

DRAWING NO. 900-ECB-1

